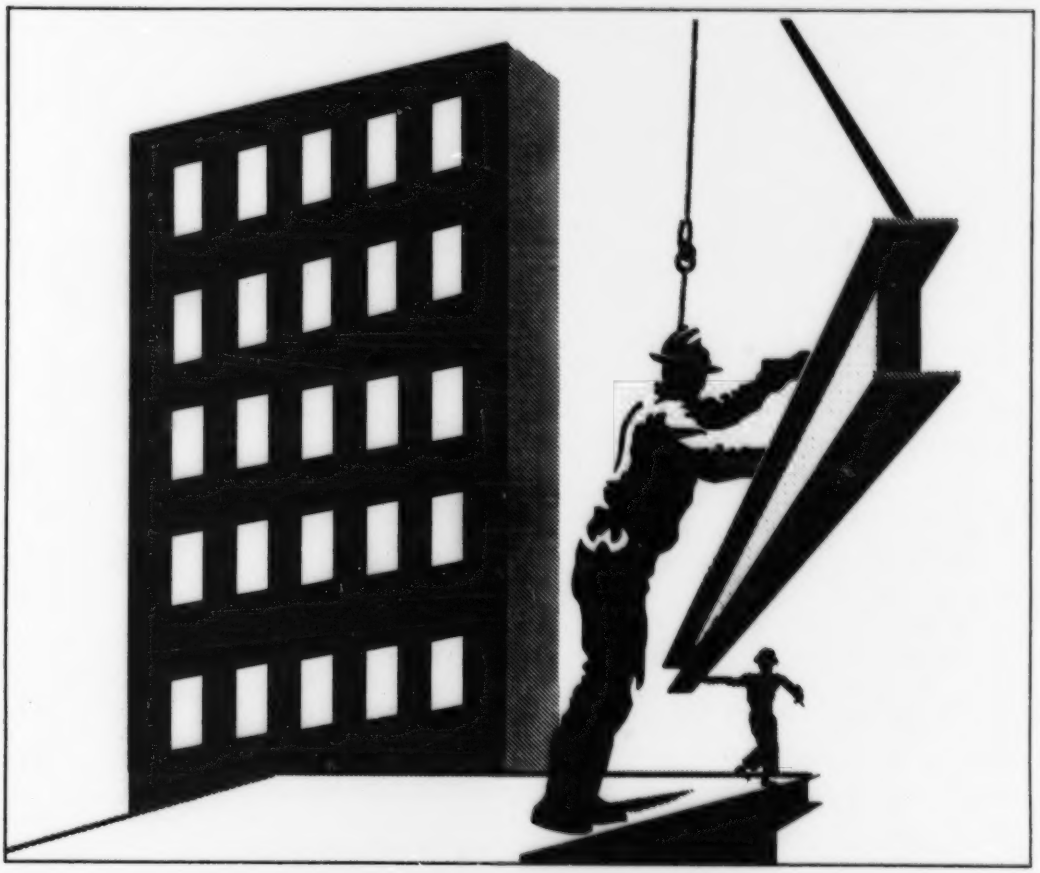
BC Major Projects Inventory

Issue: 02-03 Sept. 2002



www.majorprojectsinventory.com

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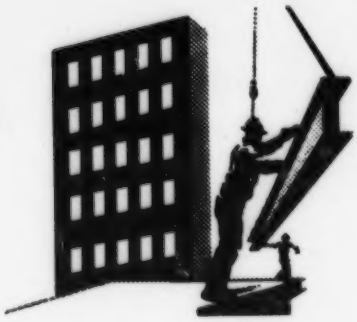

BC Major Projects Inventory
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Custom data extractions from the database are available. Please contact Jackie Hamilton and Associates at: (250) 385-6101

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www.majorprojectsinventory.com

A comprehensive database of major development activity in British Columbia

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About the Major Projects Inventory

The BC Major Projects Inventory contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

Sources of MPI Information
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

Updates
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

Estimated Costs
Cost estimates are general estimates from the information sources used.

Start and Finish Dates
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted as cancelled, then removed from the next issue of the MPI.

Highlights of the September 2002 Issue

Resort-style residential projects in the Okanagan, Kootenays and Victoria area are proposed as of this issue of the MPI. In keeping with this trend of strong industry activity in recreational resort development, most of the existing ski hills continue to grow; however, new ski hill development activity has been on hold for some time. The winning of a short-list place in the 2010 Olympic bid for the Vancouver–Whistler area will create numerous major projects including very significant upgrades to Highway 99 to Whistler.

In early August, the City of Vancouver unveiled its $260 million capital spending plan, which includes major upgrades to the Burrard Street bridge, sewer replacements, water system upgrades, and community services projects. In November, a referendum will be held to obtain voter support for the proposals.

BC Hydro, under its Customer Based Generation Program, announced its short list of Independent Power projects bidding for power contracts to be announced in early 2003. Of the 22 projects on the short list, representing about $1.4 billion in potential investment, approximately 15 of the projects are likely to be in the $20 million capital cost range. Some of these projects are listed in the MPI (e.g.: Pleasant Valley Power Plant, Port Alberni Cogeneration) and more will be added in future issues. A list of projects can be found at: bchydro.com/news/2002/sep/release3574.html

Of the 12 new projects listed for the third quarter of 2002, a magnesium mining and processing operation is a significant new industrial development proposed for the Hope/Harrison Lake area.

Fourteen major projects started construction. Notably, construction started on the Versatile Shipyards Mixed Use Development in North Vancouver ($400 million) and the Rutherford Creek Power Project near Pemberton ($70 million).

Of the 4 projects that completed construction, the Pingston Creek Power Project is the largest at approximately $35 million.

Subscribers: please call us at (250) 385-6101 if further information is needed or if you have suggestions for future issues.

New Projects—September 2002

Region	Project	Municipality	Est Cost ($mil)
1. Vancouver Island/Coast	Shambrook Hill Development	Sooke	50
2. Mainland/Southwest	Cogburn Magnesium	Hope	200
2. Mainland/Southwest	Watercolours Residential and Commercial Development	Langley	80
2. Mainland/Southwest	The Woodlands	New Westminster	n/a
2. Mainland/Southwest	Residential Tower	North Vancouver	20
2. Mainland/Southwest	Shopping Centre	North Vancouver	45
2. Mainland/Southwest	CP Business Park	Pitt Meadows	n/a
2. Mainland/Southwest	Campbell Heights Business Park	Surrey	n/a
2. Mainland/Southwest	1005 Beach Ave	Vancouver	n/a
3. Thompson/Okanagan	Royal Private Residence Club at the Grand Hotel	Kelowna	45
3. Thompson/Okanagan	Aston Summerland Resort	Summerland	15
4. Kootenay	Coal Creek Golf Resort	Fernie	n/a

Projects Started Constructions—September 2002

Development Region	Project	Municipality	Est. Cost ($ mil)
1. Vancouver Island/Coast	Sooke Reservoir Expansion Project	Victoria	20
2. Mainland/Southwest	901 Beatty Street Residential Development	Vancouver	50
2. Mainland/Southwest	1335 Pinetree Way Residential Development	Coquitlam	40
2. Mainland/Southwest	Vancouver Public Works Yard	Vancouver	22
2. Mainland/Southwest	Imperial Landings	Richmond	70
2. Mainland/Southwest	Little Mountain Reservoir Seismic Upgrade	Vancouver	40
2. Mainland/Southwest	Rutherford Creek Water Power Project	Pemberton	70
2. Mainland/Southwest	Willowbrook Residential Development	Langley	n/a
2. Mainland/Southwest	Versatile Shipyards Mixed Use Development	North Vancouver	400
2. Mainland/Southwest	200th Street Highway Interchange	Langley	25
3. Thompson/Okanagan	Vernon Sewage Treatment Plant	Vernon	22
3. Thompson/Okanagan	Glenmore Highlands Development	Kelowna	n/a
8. Northeast	Fort Nelson Mainline Expansion	Fort Nelson	20
8. Northeast	Wal-Mart Store	Fort St. John	20

Completed Projectss—September 2002

Development Region	Project	Municipality	Est Cost ($mil)
2. Mainland/Southwest	Family Centre YMCA	Surrey	20
4. Kootenay	Pingston Hydroelectric Project	Grand Forks area	35
5. Cariboo	UNBC New Laboratory & Agora Extension	Prince George	16
8. Northeast	Kwoen Gas Plant	Fort Nelson	20

Major Project Summaries

Summary of Major Projects by Status—September 2002

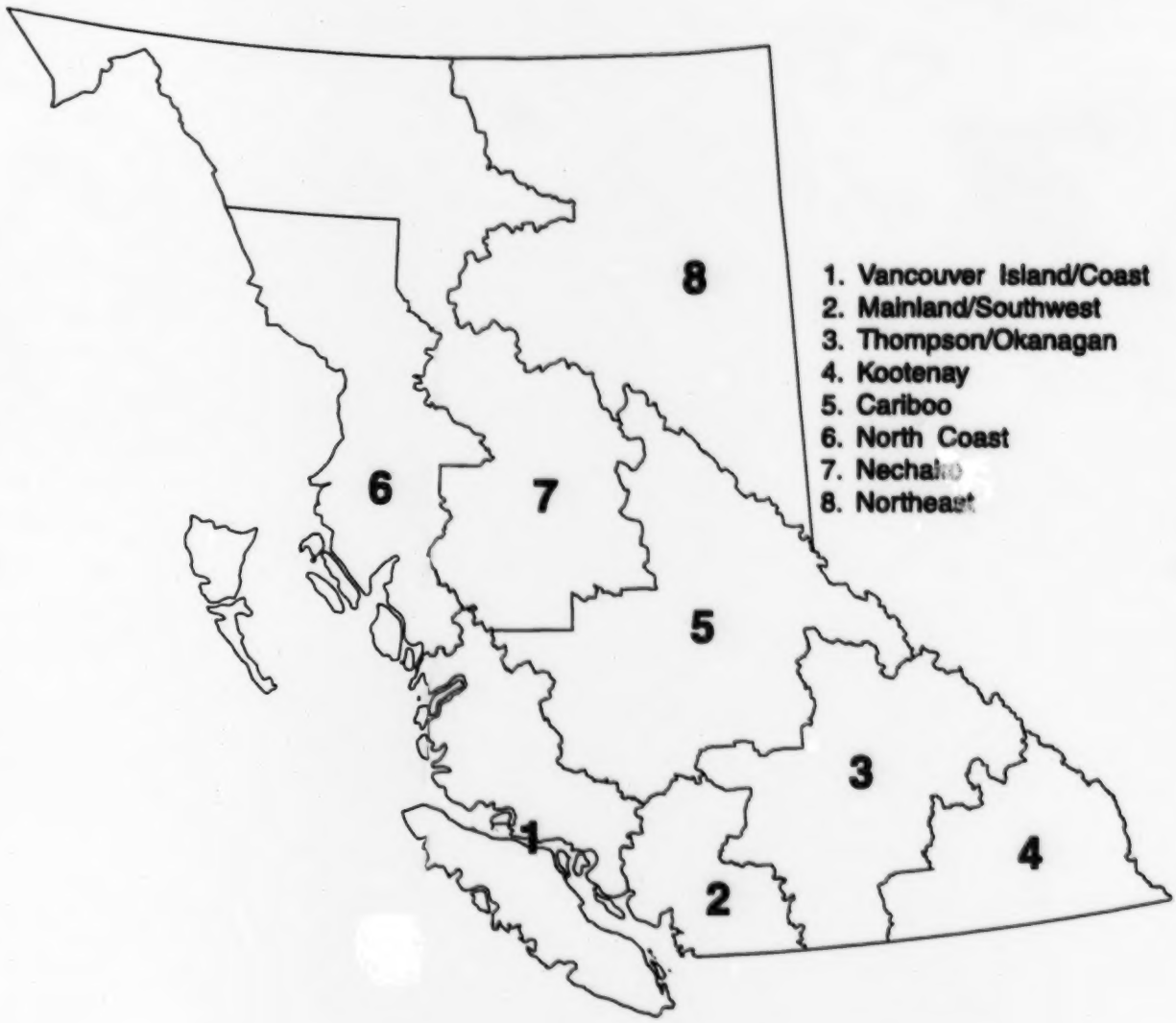
Development Region	Proposed	Under Construction	Completed	On Hold	Total
1. Vancouver Island/Coast	28	18	-	9	55
2. Mainland/Southwest	62	76	1	34	173
3. Thompson/Okanagan	13	19	-	6	38
4. Kootenay	7	8	1	3	19
5. Cariboo	4	2	1	4	11
6. North Coast	5	1	-	5	11
7. Nechako	3	-	-	1	4
8. Northeast	5	2	1	2	10
Total—September 2002	127	126	4	64	321

Summary of Major Projects by Industrial Category—September 2002*

Development Region	Residential Commercial	Transport. & Warehousg.	Mining & Oil & Gas Extraction	Utilities (including sewage treatment)	Mfg.	Public Services	Other Services	Total
1. Vancouver Island/Coast	25	7	3	9	2	6	3	55
2. Mainland/Southwest	107	18	3	13	1	14	16	172
3. Thompson/Okanagan	15	5	-	7	-	2	9	38
4. Kootenay	6	-	-	7	-	1	4	18
5. Cariboo	5	-	2	-	1	1	1	10
6. North Coast	1	3	3	3	1	-	-	11
7. Nechako	-	-	2	1	1	-	-	4
8. Northeast	1	3	3	-	2	-	-	9
	160	36	16	31	8	24	33	317

* Does not include 4 projects listed as "completed"
Industrial Categories follow the North American Industrial Classification System
Pipelines and transportation-related manufacturing are included in Transportation

British Columbia
Development Regions



Vancouver Island/Coast Development Region

Updated October 18, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain with a fertile plain along the east coast of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2000) : 8.4
Economic Base : Public administration (Government), forest based manufacturing, tourism, farming, fishing.

Selected Demographic Characteristics

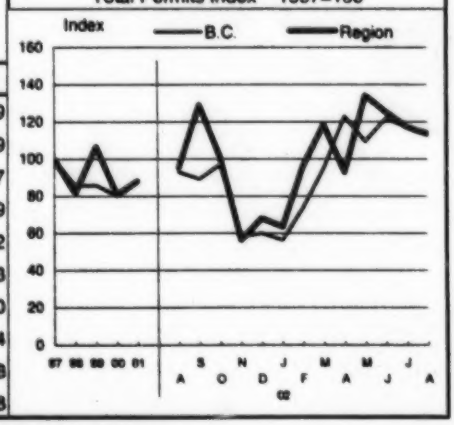
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	31.7	106.2	62.2	122.0	99.3	55.1	476.6	165.1	0.487	0.194	0.681	1976
1981	34.9	99.7	68.2	153.4	106.5	68.1	530.8	200.0	0.410	0.208	0.618	1981
1986	36.9	95.7	58.8	172.4	111.5	81.7	557.0	224.8	0.387	0.238	0.625	1986
1991	39.9	105.2	55.9	201.1	127.6	99.2	628.9	250.5	0.377	0.258	0.635	1991
1996	40.6	118.6	60.1	218.3	158.8	110.0	706.4	288.4	0.364	0.252	0.616	1996
2001	32.3	116.2	64.0	203.8	186.9	117.9	721.0	304.1	0.326	0.259	0.586	2001
2006	30.1	104.5	66.7	193.6	216.8	126.8	738.5	332.2	0.282	0.266	0.548	2006
2011	32.1	98.3	68.3	198.6	244.4	141.8	783.5	369.2	0.255	0.277	0.532	2011
2016	34.0	97.3	66.8	209.6	253.6	168.4	829.7	405.0	0.248	0.318	0.565	2016
2021	34.7	101.9	60.5	222.5	254.1	198.1	871.8	431.9	0.254	0.369	0.623	2021
2026	34.6	105.5	60.4	226.5	254.2	227.6	908.7	455.1	0.259	0.421	0.680	2026
2031	33.7	107.6	63.2	222.1	260.3	253.3	940.2	476.4	0.259	0.464	0.723	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

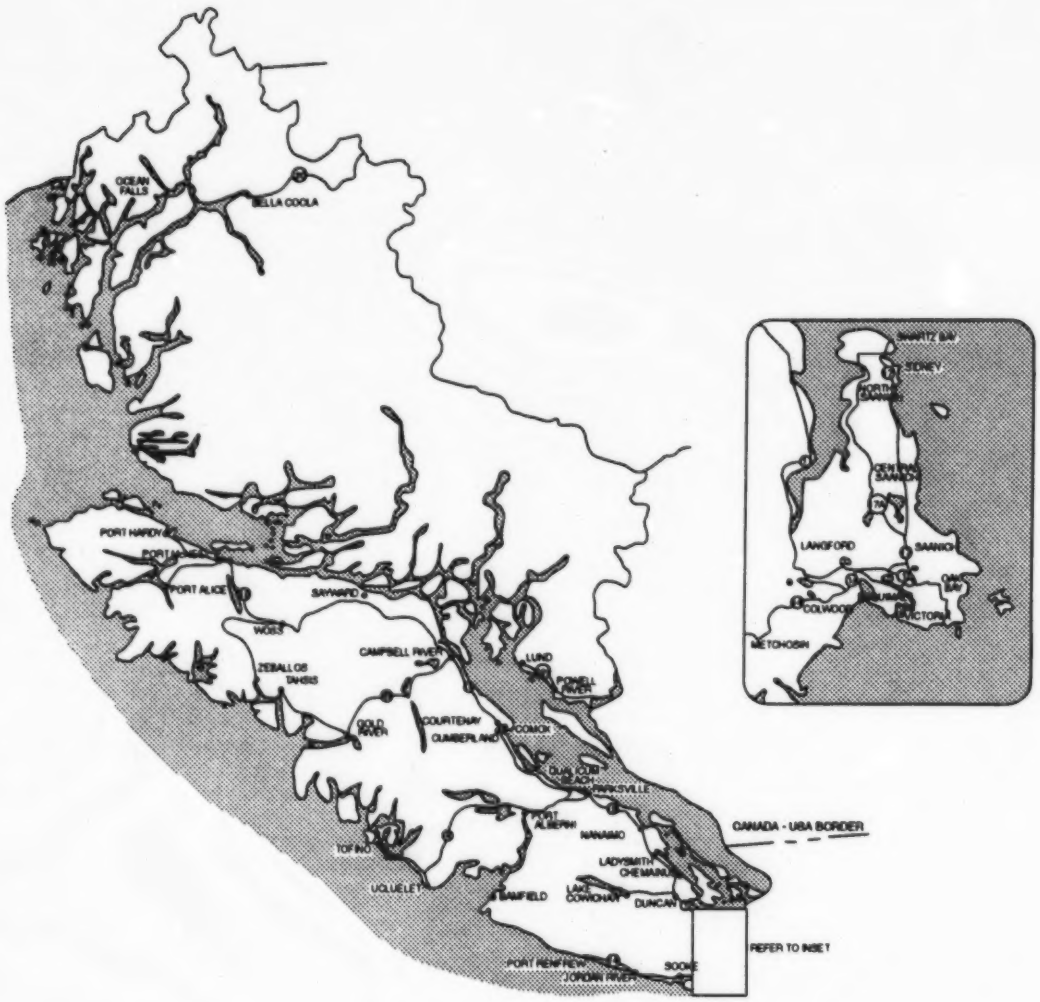
Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	1,006.9	255.6	21.4	169.3	64.9	751.3	7,679
1995	771.7	299.0	40.5	128.3	130.2	472.7	3,899
1996	848.6	274.0	17.4	189.0	67.6	574.6	5,097
1997	718.6	237.8	13.3	168.3	56.2	480.9	3,849
1998	586.6	241.1	29.9	142.1	69.1	345.5	2,752
1999	766.4	406.1	34.1	169.9	202.0	360.3	2,823
2000	579.7	274.1	29.3	146.0	98.9	305.6	1,920
2001	633.5	286.0	34.2	143.7	108.0	347.5	2,234
YTD Aug '01	421.1	185.8	29.9	95.6	60.3	235.3	1,418
YTD Aug '02	515.8	167.9	10.4	93.8	63.7	348.0	2,378



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Vancouver Island/Coast Development Region



Population of Major Municipalities

		1998 Estimate	1999 Estimate	2000 Estimate	2001 Estimate			1998 Estimate	1999 Estimate	2000 Estimate	2001 Estimate
Vancouver Island/Coa		**721,396**	**723,239**	**725,538**	**731,680**	Esquimalt	DM	16,624	16,418	16,389	16,419
Saanich	DM	106,688	106,665	106,733	107,129	Central Saanich	DM	15,453	15,505	15,542	15,694
Nanaimo	C	75,520	76,151	76,588	77,583	Colwood	C	14,711	14,672	14,643	14,676
Victoria	C	75,883	75,261	74,953	75,369	Powell River	DM	13,910	13,896	13,827	13,873
Campbell River	DM *	31,359	31,286	31,229	31,437	Comox	T *	11,925	12,149	12,242	12,352
North Cowichan	DM	27,047	27,338	27,591	27,837	Sidney	T	11,221	11,199	11,098	11,116
Langford	DM	19,359	19,562	20,045	20,342	North Saanich	DM	10,921	10,915	10,923	10,954
Courtenay	C *	19,183	19,506	19,791	20,055	Parksville	C	10,237	10,355	10,607	10,772
Port Alberni	C *	19,471	19,328	19,317	19,531	Sooke	DM *	0	0	9,651	9,759
Oak Bay	DM	18,116	17,895	17,652	17,494	View Royal	T	7,021	7,323	7,581	7,764

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Campbell River

Campbell River Casino & Convention Centre, Campbell River Indian Band & Trillium Gaming Inc. Ph: (250) 286-6949
Proposed $7.7-million 20,000 sq ft casino with 300 slot machines and 30 gaming tables and 120-room hotel, health club, 300-seat restaurant, 10,000 sq ft convention centre, and banquet hall is being developed in conjunction with the Campbell River Indian Band as part of a $29 million resort complex located in the Discovery Harbour Marina District in downtown Campbell River. Awaiting approvals for the casino from the provincial government. Project will be completed in phases and is expected to create 400 permanent jobs. Casino to proceed first.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 29 — Finish: Spring 2004
First Entry: Sep 1998 — Last Update: Sep 2002

Central Saanich

Tsawout Residential/Commercial Development, Tsawout Indian Band Ph: (250) 652-9101
Proposed three-phase development of reserve lands including 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential. Phase 1: up to 600,000 sq ft retail. Phase 2: 110 single-detached and multiple-family housing on leased land. Phase 3: hotel. Plans for development at conceptual stage. Negotiations with Highways Ministry for access to Pat Bay Highway completed. Highway access granted and is to be built first. The rest of development will follow upon completion of the Pat Bay Highway.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): ? — Finish: Spring 2005
First Entry: Sep 1998 — Last Update: Dec 2001

Colwood/Langford

Olympic View Neighbourhood, Happy Valley Timber Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units (mix of 317 detached, 330 attached and 270 apartments) in Colwood and 357 units in the District of Langford. Also a 6.9-ha park, a 120-room hotel, 3500 sq m of office and retail space, and a new nine-hole golf course. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd. Rezoning has been approved. Development permits expected in the fall 2002.

Status: Proposed — Start: Early 2003
Est. Cost ($ million): ? — Finish: Early 2006
First Entry: Dec 1997 — Last Update: Jun 2002

Cumberland

Tsable River Coal Mine, Quinsam Coal Ph: (604) 684-9288
Proposed reopening of Tsable River coal mine 11 km south of Cumberland. Estimated reserves of 30-38 million tonnes that could be mined at 300,000 to one million tonnes per year. Parent company is Quinsam Coal. Development for sale, one company interested in coal-bed methane potential. Project has been deferred for a one year minimum.

Status: Proposed — Start: ?
Est. Cost ($ million): ? — Finish: ?
First Entry: Dec 1997 — Last Update: Jun 2002

Duncan

Georgia Strait Crossing Natural Gas Pipeline, Georgia Strait Crossing Pipeline Ltd. Ph: (604) 528-1600
A joint venture of BC Hydro/Williams Gas Pipeline Co. to transport 2.4 mcmd natural gas through a new 41-cm-diameter pipeline originating at Sumas, Washington from an existing pipeline to reach Vancouver Island via an undersea crossing and end at Centra Gas' transmission line south of Duncan, a total distance of 136 km. The US Federal Energy Resources Commission has approved the pipeline September 2002. National Energy Board received application and environmental scoping submission. Public hearings under the Canadian Environmental Assessment Act held in Vancouver, Sidney, Cobble Hill and the Gulf Islands. Capital cost is for 60-km Canadian portion. Delays are likely due to recent NEB decision to review air emissions from the use of natural gas.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 130 — Finish: Oct 2005
First Entry: Sep 1999 — Last Update: Sep 2002

Ladysmith

Granby Harbour, Concept Bank - SVR Acquisitions Ltd. Ph: (604) 298-9965
Proposed 10-year comprehensive residential, commercial, retail development in Ladysmith Harbour, designed to fit into existing town grid system and preserve historical aspects of the coal mining era. To include: 100 fixed rooms and 25 floating rooms in a hotel built in the harbour, a floating home subdivision, condos, multifamily and single family living units, a graduated retirement community, vacation cottages, a live-work artisan mews, retail areas, water park, health spa, and wellness facility, a small convention centre of 300 seats, restaurant/lighthouse, yacht club, marina, parking and lineal park system. A master plan is complete. Stabilization and reclamation of Slag Point and harbour awaiting federal, provincial and municipal approval. Phase 1 development will commence with construction of the major components (the amenities, retirement village and hotel) Approval of permits pending. Some components will be sold to developers to build. Because of change to government approval processes project has been delayed 90-120 days.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 300 — Finish: Summer 2014
First Entry: Mar 2000 — Last Update: Sep 2002

Langford

Langford Power Centre, Alliance Blue Corporation Ph: (250) 474-6919 (Langford City)
Proposed development of a 350,000-sq-ft shopping centre with parking for 1500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Road from McCallum Road to Treanor Avenue as well as installation of bike lanes, treed boulevards and sidewalks. Project has received approval for re-zoning. Website: www.alliancebluecorp.com

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 56 — Finish: ?
First Entry: Dec 2001 — Last Update: Sep 2002

Langford

Lakewood Neighbourhood, Oakcrest Park Estates Ltd. Ph: (250) 727-2325
Proposed 400,000-sq ft townhome/condo and single-family development in 923 units, 17,500 sq ft of commercial space and park and school space at 1220 Parkdale Drive. Proposal went before City Council. Public hearings held in Nov 2001. Engineer: 1st Team Engineering Ltd. Have comprehensive development zoning. Environmental studies are underway. Project will proceed late 2002.

Status: Proposed — Start: Late 2002
Est. Cost ($ million): ? — Finish: Summer 2008
First Entry: Mar 1999 — Last Update: Jun 2002

1. Vancouver Island/Coast

Langford

Mixed Use Residential Development/Hulls Field, Harling Point Estates Ph: (250) 385-4565
Proposed 100,000-sq ft shopping centre, 135 apartments and 40 townhouses at 2966 Jacklin Rd/3024 Glen Lake Rd (Hull's Field). Rezoning has not been approved. Agricultural Land Commission has made qualified recommendations to remove land. Agreement needed for conditions of development with municipality prior to adoption of zoning. In 3rd reading of the rezoning process. Architect: E. Barker Architect.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): ? — Finish: Fall 2004
First Entry: Mar 1999 — Last Update: Sep 2002

Nanaimo

Sea Breeze Wind Power Project, Sea Breeze Energy Inc. Ph: (604) 639-8186
200-megawatt wind park, one of the locations being examined is near Gabriola Island in central Vancouver Island, using as many as 75 wind turbines anchored to the ocean floor. Public meetings were held in Nanaimo and on Gabriola Island. Expected to enter the BC Environmental Assessment Act review.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 150 — Finish: Fall 2004
First Entry: Jun 2002 — Last Update: Jun 2002

Nanaimo

Duke Point Biomass Energy Facility, EnviroCo Energy Recovery Ltd. Ph: (250) 743-7670
Municipal waste incinerator proposed to generate 140 MW of electricity for 100,000 homes at Duke Point near Nanaimo. The incinerator would burn 875,000 tonnes of garbage and waste wood per year. Very preliminary. Requires amendment to Regional District solid waste management plan and BC Environmental Assessment Act approval. Land for the project must be removed from the Forest Land Reserve. Applications under the BC Environmental Assessment Act and to the Forest Land Reserve will be made concurrently. Provincial government currently conducting an Energy Policy review and no movement will take place on project until review is completed which is expected to be in Late 2002.

Status: Proposed — Start: ?
Est. Cost ($ million): 200 — Finish: ?
First Entry: Sep 2001 — Last Update: Sep 2002

Nanaimo

Nanaimo Hotel and Convention Centre, Egon Khun/City of Nanaimo Ph: (250) 755-4429
New waterfront 150-room hotel and 48,000-sq ft conference centre to be built as well as renovations to the Malaspina Hotel in a public-private partnership. Final feasibility study and approval of city funding are complete. All other approvals are in place. Demolition on site is underway. Construction Manager: Intertech Construction Management.

Status: Proposed — Start: Jan 2003
Est. Cost ($ million): 27 — Finish: Jan 2004
First Entry: Sep 2001 — Last Update: Sep 2002

Nanaimo

Natural Gas Electricity Plant, BC Hydro Ph: (604) 528-1600
Up to 285-MW natural gas-fired generating plant currently being examined in the Nanaimo area on Vancouver Island at a pulp mill site at Duke Point. The proposed Georgia Strait Crossing (GSX) natural gas pipeline (see separate entry) would be necessary to provide fuel for the plant. Review by the National Energy Board is underway. Some delays occurring.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 300 — Finish: Fall 2004
First Entry: Jun 2000 — Last Update: Sep 2002

Nanaimo

Nanaimo Regional General Hospital, Nanaimo Regional General Hospital Ph: (250) 755-3010
Phased renovation of existing space and completion of new space, to include 10 operating rooms and a perinatal area of 17 rooms with nursery, a level 2 acute care nursery and maternity area; a daycare surgery unit and a central supply unit. Design currently underway.

Status: Proposed — Start: June 2003
Est. Cost ($ million): 23 — Finish: June 2005
First Entry: Sep 1997 — Last Update: Sep 2002

Parksville

Oceanside Health Centre Ph: (250) 248-6144 (Parksville Planning Dep't)
Proposed 80,000 sq ft.125-bed multi level health care facility and seniors housing.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Fall 2003
First Entry: Mar 2002 — Last Update: Mar 2002

Port Alberni

Port Alberni Aluminum Smelter, KTD Technology and Development Ph: (250) 723-2146 (City of Port Alberni)
Feasibility study completed to determine the potential for locating an aluminum smelter in Port Alberni, to produce 360,000 tonnes/year of aluminum. Project is being actively promoted and is at the investor recruitment stage. Discussions are ongoing with province and investors. Should project not proceed two other locations outside BC are being considered.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 1400 — Finish: Late 2005
First Entry: Dec 2000 — Last Update: Sep 2002

Port Alberni

Port Alberni Cogeneration Plant, Norske Canada Ph: (604) 654-4000
Proposed construction of a 350 Gwh gas-fired power plant. Expected 250 person-years of employment during construction and 20 operating jobs. Project has new proponents and has been short-listed for BC Hydro's Customer Generation power acquisition program.

Status: Proposed — Start: ?
Est. Cost ($ million): 300 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

Port Hardy

Limestone Quarry, Graymount Western Ph: (801) 262-3942
Proposed limestone quarry on north Vancouver Island approx 250,000 tonnes/yr. Two possible sites being examined at Marnie Bay and Nimkish Lake with Marnie Bay the most likely to be developed. Completed environmental studies for the Marnie Bay site and expect to be making formal applications in the near future. Project indefinitely on hold because of uncertainty of Native land claims.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 1999
Start: 2004
Finish: 2005
Last Update: Sep 2002

Saanich

Highway 17 Upgrades, Ministry of Highways Ph:(250) 387-7740
Proposed addition of several interchanges and upgrades to the Pat Bay Highway for the 25 km portion linking the Swartz Bay ferry terminal to Victoria. Very preliminary based on a report prepared by Earth Tech (Canada). Consultation with communities underway.

Status: Proposed
Est. Cost ($ million): 112
First Entry: Mar 2002
Start: ?
Finish: ?
Last Update: Sep 2002

Saanich

773 Cordova Bay Road Residential and Industrial Project, Trio Ready Mix Ltd. Ph: (250) 475-1775 (Saanich Municipality)
Proposed 110 residential units and mini-warehouses on 26.2-ha site at 773 Cordova Bay Rd. Architect: Number Ten Architect Group. Subdivision application remains pending for boundary adjustment. Plans for the development not expected until Fall 2003.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 1997
Start: 2003
Finish: Summer 2006
Last Update: Sep 2002

Sooke

Shambrook Hill Development, Swiftsure Development Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Road. Rezoning received second reading, public hearing in Fall 2002.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2002
Start: Fall 2003
Finish: 2007

Sooke

Silver Spray Resort, Michael and Roxanne Thornton Ph: (250) 642-1634 (Sooke District)
Proposed 174-acre, 85 suite hotel/lodge, 127 single family homes, 9 hole golf course and 115 berth marina. Received third reading for rezoning.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 1999
Start: Summer 2002
Finish: Summer 2008
Last Update: Jun 2002

Victoria

Enhanced Disinfection Victoria, Capital Regional District Ph: (250) 360-3000
Water treatment plant for the Victoria area to use either filtration, ozonation, ultraviolet light, or a combination. Preliminary planning stage for ultraviolet disinfection to be completed Apr 2002. Once preliminary planning is completed a decision will then be made on whether to proceed with ozonation or ultraviolet light. If project receives approval it is expected to be awarded by end of 2002.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Mar 2001
Start: Early 2003
Finish: Early 2005
Last Update: Sep 2002

Victoria

Victoria Performing Arts Centre, Victoria City Ph: (250) 361-0382
Proposed performing arts centre at Ship Point on the Inner Harbour. Application for Canada-British Columbia Infrastructure Program funds is under consideration. In the very early stages of planning. Project is jointly owned by Victoria, Oak Bay and Saanich. Seeking private and public funding.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2001
Start: Late 2003
Finish: Late 2004
Last Update: Sep 2002

Victoria

Marriott Garden Hotel, Concert Properties Ph: (604) 688-9460
Proposed 236-room, 16-storey (approx 400,000 sq ft) Marriot Garden Hotel located at 428 Humboldt St. The $34 million hotel is the first phase of the 386,000 sq ft project to eventually include a 19 storey apartment hotel, and a 10 storey office building. Phase 2 and 3: two high-rise residential towers will require rezoning. The hotel will be completed in early 2004 and will include approx 5000+ sq ft of convention and meeting facilities, fitness and exercise facilities, a spa and a business centre. A development permit has been issued. Building of the hotel is expected to create 200 full time jobs. Architect: Lawrence Doyle Architects. Dates are for hotel construction.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Sep 1999
Start: Late 2002
Finish: Spring 2004
Last Update: Sep 2002

Victoria

Belleville Ferry Terminal Redevelopment, City of Victoria/ Provincial Capital Commission Ph: (250) 953-8800
Redevelopment of the Belleville Street terminal at Victoria's inner harbour which currently accommodates four ferry lines (Coho, Clipper, Star and Express). Plans are for a 45,000-sq ft, three storey terminal to include a two-storey Canada Customs and tourist services building, an underground vehicle area for cars boarding the Coho ferry and a 10,000-sq ft commercial space. Land is rezoned. Design guidelines have gone to the Advisory Design Panel. A development permit application is approved. Once design guidelines are complete, the Provincial Capital Commission is expected to request proposals for a public/private partnership for the development. Construction will be in phases and only during the winter months to minimize disruptions to summer tourism. Project under review by provincial government.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 1999
Start: Mar 2003
Finish: Late 2004
Last Update: Sep 2002

1. Vancouver Island/Coast

Victoria

Victoria Sewage Treatment Plant, Capital Regional District
Ph:(250) 360-3000
Proposed sewage-treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been sent to the Ministry of the Environment for review. Decision on project expected in November 2002.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 1999
Start: 2004
Finish: ?
Last Update: Sep 2002

Victoria

Multi-Purpose Arena/Convention Facility, RG Prop &City of Vic
Ph: (604) 298-6444
Revised arena proposal to replace Memorial Arena with a 7500 seat facility in 95,000 sq ft of space. Private partner was selected to proceed with a design-build operate package. Final package to go to council October 2002.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 1997
Start: Early 2003
Finish: Summer 2004
Last Update: Sep 2002

STATUS: ON HOLD

Gold River

Gold River Power Project, Gold River Power (780) 412-3400
Proposed 30 MW wood residue electricity generation project located in Gold River and utilizing infrastructure from the closed Bowater pulp mill. Project did not achieve BC Hydro's short list for the Customer Based Generation program.

Status: On hold
Est. Cost ($ million): 40
First Entry: Dec 2001
Start: ?
Finish: ?
Last Update: Sep 2002

Langford

Goldstream Meadows Residential Development,
Goldstream Meadows Ltd. Ph: (250) 474-6919 (Langford City)
Proposed 415-home subdivision including townhouses, modular homes, apartments and condos, a lakefront park and a 70,000-sq ft commercial centre on 135 acres. Site is currently a gravel pit on 55 ha at the west end of Langford Lake bordered by Hwy 1, Lakehurst Drive, the lake and E&N Railway line. Rezoning completed. Property is for sale. Bas Smith Architecture Inc. is architect for townhouse units.

Status: On hold
Est. Cost ($ million): 36
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Sep 2002

Nanaimo

Wal-Mart Store, Wal-Mart Canada Inc. Ph: (905) 821-2111
Development of a one-storey store (12,000 sq m) at the former Bay site at Woodgrove Mall. In planning stages. Project is currently on hold.

Status: On hold
Est. Cost ($ million): 15
First Entry: Mar 2001
Start: ?
Finish: ?
Last Update: Sep 2002

Port Hardy

Inco Copper Refinery Ph: (250) 902-1234 (Port Hardy City)
Proposed custom copper-smelting to eventually produce 100,000 tonnes/yr using infrastructure from the former Island Copper Mine near Port Hardy. Initially expected to generate 60-80 jobs. Project is on hold.

Status: On hold
Est. Cost ($ million): 80
First Entry: Sep 1999
Start: ?
Finish: ?
Last Update: Jun 2002

Salt Spring Island

Channel Ridge Village, Property Team Inc
. Ph: (250) 384-2400 (Architect)
Village containing 75,000 sq ft of commercial space and residential settlement of 577 homes (developed in clusters of medium-density) compatible with the natural environment on a 90-acre site. Architect: de Hoog D'Ambrosio Rowe Architects. Project on hold.

Status: On hold
Est. Cost ($ million): 25
First Entry: Dec 1997
Start: 2004
Finish: 2007
Last Update: Sep 2002

Salt Spring Island

Salt Spring Island Village Resort, Saltspring Island Village Resorts
Ph: (250) 537-2711 (Islands Trust)
Time-shared accommodation to contain 123 units at 315 Robinson Road. Common building contains a pool, meeting rooms and other facilities. First 50 units and lodge started with framing completed but project is currently on hold.

Status: On hold
Est. Cost ($ million): 14
First Entry: Sep 1997
Start: 1996
Finish: ?
Last Update: Sep 2002

Sooke

Deer Trail Resort, Deer Trail Development/Cinema XL Group
Ph: (250) 384-3590
Proposed Deer Trail Lodge, adjacent hotel, cottages, and other facilities to be built in phases over 10 - 15 years. Development permit approved. Preparing working drawings for phase 1 ($25 million), destination resort. Phase 2 is a media village. First part of the development, a campground, is open. As of Dec 2001 the development permit has expired. There have been no further applications but planning is still ongoing

Status: On hold
Est. Cost ($ million): 150
First Entry: Mar 1998
Start: ?
Finish: ?
Last Update: Sep 2002

Victoria

Hotel and Residential Complex Ph: (250) 385-5711 (Victoria City)
Proposed seven storey hotel-condominium complex at Pandora Avenue and Fiegard Street. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528-532 Pandora Ave which will be restored and integrated into the complex. The project will include two buildings — a seven storey, 99 room hotel facing Pandora Street, and a six-storey residential building containing 78 condominiums, facing Fiegard. It is hoped that approval from the environmental agencies and the close of the sale will be completed by end of July 2002.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 2001
Start: ?
Finish: ?
Last Update: Sep 2002

Victoria

Conventional Ferries Construction, BC Ferries Corporation
Ph: (250) 381-1401
As many as three major ferries could be replaced over the next 10 years. A strategic plan was developed in spring 2001 which identified when to replace the ferries and what the appropriate type of replacement vessel would be. On hold.

Status: On hold — Start: ?
Est. Cost ($ million): 150 — Finish: ?
First Entry: Mar 1998 — Last Update: Sep 2002

STATUS: CONSTRUCTION STARTED

Colwood

Millstream Connector Highway By-Pass, BC Ministry of Transportation
Ph: (250) 952-4515
By-pass of former Highway 1A for commuters in the Western Communities, to extend between Sooke Road and Latoria Road. The by-pass will have four-lanes to Allendale Road and a two-lane section built on a four land base beyond Allendale Road. Station Ave to Sooke Road, four lanes, is under construction and completion is scheduled for 2003.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 20 — Finish: 2003
First Entry: Mar 2001 — Last Update: Mar 2002

Colwood

Royal Bay Housing Development, Construction Aggregates Ltd.
Ph: (250) 478-8311
Proposed four-phase (2700 homes) development on 250-ha site on Metchosin Road. Phase 1 includes 646 single units, duplex homes, and townhouses. Later phases will include townhomes and commercial space, schools, parks and a 7.5 km perimeter greenway. Site services are complete including roads. Primary planning consultant: Cityspaces Consulting. Capital cost is for Phase 1. Two small developments of 28 (Delora) & 30 (Hatley) lots have been rezoned . Hatley subdivision has been completed and the Delora site is approximately half completed. Have applied for Phase IA subdivision for approx. 50 lots (49 single residences and 1 lot for townhouses) Development permits issued for two phases. Permits are for one 225-unit phase and one 108-unit phase.

Status: Construction started — Start: Mar 2000
Est. Cost ($ million): 150 — Finish: 2020
First Entry: Dec 1997 — Last Update: Sep 2002

Courtenay

Mt. Washington Ski Resort, Mt. Washington Ski Resort
Ph: (250) 338-1386
Several projects completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. Another lodge and retail/commercial area are being planned. 600 acres will be developed over Summer 2002 as summer hiking trails and ski trails. Hotel with 60 units in preliminary planning stages. Construction to start 2004. Fall 2002 new six seater high speed chairlift being installed.

Status: Construction started — Start: Summer 2000
Est. Cost ($ million): 30 — Finish: 2004
First Entry: Sep 1997 — Last Update: Sep 2002

Esquimalt

CFB Esquimalt Projects, Department of Defence Ph: (250) 363-7928
New buildings for dockyard shop consolidation ($70 million). Out of the 13 phases the first 6 have been completed. Phases 6-11 involves the Fleet Maintenance Building 39,000 sq m $50,000 and is currently under construction. Design consultants are Earthtech, Construction of a transmission pipeline, new tank farm to replace Colwood Jetty refuelling facility ($44.8 million) was awarded to NAC Constructors Ltd. with construction started November 2001. The Tank Farm is 40% complete and the Jetty is 20% complete. Naval officer training facility is in tender stage. Fire-fighting facility ($16 million) is complete. Estimated completion of infrastructure and dockyard is end of 2002. As of Sept. 2002 it was 70% complete. Installation of the watermain began May 2002 and the estimated cost is $3.5 million. Water distribution systems at the Dockyard and Naden sites are estimated to cost $5 million for the two projects.

Status: Construction started — Start: Jan 1999
Est. Cost ($ million): 170 — Finish: 2003
First Entry: Dec 1997 — Last Update: Sep 2002

Langford

Westwind Plaza Ph: (250) 478-3121
Five buildings with total of 9896 square metres of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Architect: Moore Paterson Group. Phase 1: Beer & wine store is complete. Phase 2: 35,000-sq ft development including 125-seat restaurant, 125-seat pub and 8000-sq ft commercial/retail space (construction complete), nightclub and cabaret completed July 2001. As of Sept. 2002, 90% of project has been completed.

Status: Construction started — Start: Late 1999
Est. Cost ($ million): 20 — Finish: ?
First Entry: Jun 1999 — Last Update: Sep 2002

Nanaimo

Malaspina University College Expansion, Malaspina College
Ph: (250) 753-3245
Demolition of existing structures to clear site for construction of new buildings. Construction of a five-storey (approx. 60,000 sq ft) applied sciences/training & education centre reached substantial completion in Dec 2001. Construction of two buildings (heavy-duty construction shop and physical plant) completed in Nov 2001. Mechanical/seismic upgrade of lower cafeteria. Hairdressing school under construction with completion in Oct 2002. The project will provide approx. 9,290 sq metres of instructional space. Request for submissions from design/build firms for an office building for the International Program have gone out with construction expected to start in 2002.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 21 — Finish: 2003
First Entry: Jun 2000 — Last Update: Jun 2002

Nanoose

Pacific Shores Nature Resort, Ocean Place Holdings Ltd.
Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totalling 170,000 sq ft to be constructed in phases. Completed 76 units consisting of 64 timeshare and 12 wholly-owned units. Next phase to start will be broken into three sub-phases consisting of: 16 units; 16 units; 19 units with the first 16 units to start construction possibly in the Fall 2002. An additional 18,000 sq ft will include a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office with site work commencing in July 2002. Gazebo and hot tub area completed in Spring 2002.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): ? — Finish: 2003
First Entry: Sep 1997 — Last Update: Jun 2002

1. Vancouver Island/Coast

North Saanich

Victoria International Airport Expansion, Victoria Airport Authority
Ph: (250) 953-7554
Expansion of air terminal building (approx 3700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Apron expansion was complete in Nov 2000. Building construction started in Sep 2000. Stage 1: West baggage claim addition completed Mar 2001. Stage 2: New lower hold-room completed Jun 2001. Stage 3: Area occupied by Canada Customs and car rental agencies completed Apr 2002. Stage 4: Centre Core (retail, upper level hold-room, observation lounge, preboard screening) slated Apr - Oct 2002. Stage 5: Baggage-handling area Stage 6: Passenger check-in area. Architect: Moore Paterson Group. Project Manager: Durwest Construction Ltd.

Status: Construction started — Start: Late 2000
Est. Cost ($ million): 21 — Finish: 2003
First Entry: Jun 1999 — Last Update: Jun 2002

Saanich

5300 Cordova Bay Road Residential/Commercial/Golf Course Development, Jawl Industries/McArthur Park Estates
Ph: (250) 475-1775 (Saanich Municipality)
175-unit residential building, 1100-sq m commercial space, and nine-hole golf course on 15 ha at 5300 Cordova Bay Rd. 32 apartments are complete. Rezoning for 24 apartments (Sayward Hill) is complete. The subdivision application for further development has been finalized. Rezoning for the golf course and underground parking is complete. A building permit for the clubhouse has been issued. Golf course is completed. Phase 1: 29 town house and condominium units are completed. Phase 2 : site servicing is completed but no dates as to when construction will proceed.

Status: Construction started — Start: 1998
Est. Cost ($ million): ? — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2001

Victoria

Royal Roads University Campus Building Development,
Royal Roads University Ph:
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment includes two projects: 1) renovation of the Grant Building, a 5760 sq m National Heritage Designated structure to house academic spaces, lecture hall, student services, cafeteria, labs and offices, currently under construction, and 2) a new Living/Learning Centre, an 8000 sq m building containing 180 student residences, lecture halls, seminar rooms, faculty offices, and other services on a 3 acre site. Currently in design phase to conform to the USGB Design Council's Leadership in Energy and Environmental Design (LEED) Platinum criteria. Architect: Williams + D'Ambrosio Architects.

Status: Construction started — Start: 2002
Est. Cost ($ million): ? — Finish: Late 2003
First Entry: Jun 2002 — Last Update: Sep 2002

Victoria

Worldmark Residential Development Ph: (604) 685-0111
Timeshare residential development at 120 Kingston Street at Superior and Kingston. Building to be constructed in two levels of 9 and 7 storeys each. Construction manager: Intertech Construction Management. East Tower is completely finished. West tower is underway, to be finished by Jan. 2003

Status: Construction started — Start: Feb 2002
Est. Cost ($ million): 20 — Finish: Jan 2003
First Entry: Mar 2002 — Last Update: Sep 2002

Victoria

Upper Harbour Place Office Development,
Griffiths Milne Clough Projects Inc. Ph: (250) 414-4465
Proposed two phase development on Tyee Road on the Inner Harbour. Phase 1 is a 4 storey, 50,000 sq ft building to house Pacific Coast Net, due to be completed in Aug 2002. Phase 2 is a five storey, 100,000 sq ft office building to be rezoned for higher density. Construction to start in Oct/ Nov 2002. Future development is being considered. General Contractor: Dominion Fairmile.

Status: Construction started — Start: Nov 2002
Est. Cost ($ million): 20 — Finish: Fall 2003
First Entry: Dec 2001 — Last Update: Sep 2002

Victoria

Mount St. Mary Hospital (Fairfield Health Centre) Replacement,
Capital Health Region/Mount St Mary Hospital Ph: (250) 370-8699
Replacement of the existing Mount St. Mary Hospital at 841 Fairfield Rd. with a new 5-storey 200-bed multi-level care facility with a parking structure . Architect: Jensen Group Inc. Construction contractor: Campbell Construction Ltd. About 150 people will be working on the site at the peak of construction. In addition, refurbishment of the St. Joseph's building in combination with a mixed use private sector site will be developed on west end of the property.

Status: Construction started — Start: Sep 2001
Est. Cost ($ million): 31 — Finish: Feb 2003
First Entry: Sep 1997 — Last Update: Sep 2002

Victoria

Selkirk Waterway Project, Jawl Holdings Ltd.
Ph: (250) 384-2400 (Architect)
Redevelopment of 10-ha site which includes several mixed commercial/office buildings, a 46-unit townhouse and condo building and a Montessori school, all completed. A six storey office and a waterfront mixed-use structure including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A building permit has been issued for a 28-unit apartment building. An assisted care living facility, and a high-tech building and parkade are in the planning stages.

Status: Construction started — Start: 1994
Est. Cost ($ million): 100 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2002

Victoria

Shoal Point Residential Development,
South Island Development Corp Ph: (250) 388-6608
Residential project in three buildings beside Fishermens Wharf at the Chevron site, includes two floors of marine-related businesses, and 156 condos including 14 live-work units. Phase 1 (marine commercial space and 62 condos) is complete. Phase 2 which includes 20,000 sq ft of commercial space and 43 condos is complete. Phase 3: 12,000 sq ft of commercial space and 55 condos is under construction to be completed by Spring 2003.

Status: Construction started — Start: Mar 1999
Est. Cost ($ million): 60 — Finish: Spring 2003
First Entry: Sep 1997 — Last Update: Sep 2002

Sooke

Sooke Reservoir Expansion Project, Capital Regional Water District
Ph: (250) 474-9600
Raising of the Sooke Dam by 6 m resulting in a 70% increase in the reservoir's capacity. Contractor: JJM Construction. Site clearing complete and dam raising started construction.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Late 2002
First Entry: Sep 1997 — Last Update: Sep 2002

[redacted]

Vancouver Island Highway Project,
BC Ministry of Transportation & Highways Ph: (250) 953-4949
The project includes new highway (150 km), bridges, overpasses, interchanges and improvements to the existing system west of Victoria to Campbell River. Construction of most sections is complete, the most recent being the Courtenay to Campbell River portion completed Fall 2001. The Chemainus and Ladysmith areas are scheduled for completion in 2002. The Trans Canada Highway - Victoria approaches are being repaved and scheduled for completion in Sep 2002.

Status: Construction started — Start: 1994
Est. Cost ($ million): 1300 — Finish: Fall 2002
First Entry: Sep 1997 — Last Update: Jun 2002

[redacted]

Hartland Landfill Improvements,
Capital Regional District Ph: (250) 360-3000
Several phases of ongoing improvements including capping, landfill gas recovery, leachate management and site infrastructure at Hartland landfill. Phase 1 and 2 are complete. At the end of March 2002 there was a call for proposals for a suitable gas-utilization technology to generate electricity, for approx 3 MW. Two proposals were received and are being evaluated. BC Hydro may be buying the power generated. The facilities for gas utilization will be constructed in 2002.

Status: Construction started — Start: 1992
Est. Cost ($ million): 27 — Finish: 2003
First Entry: Sep 1997 — Last Update: Sep 2002

Mainland/Southwest Development Region

Updated October 18, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2000) : 62.8
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

Selected Demographic Characteristics

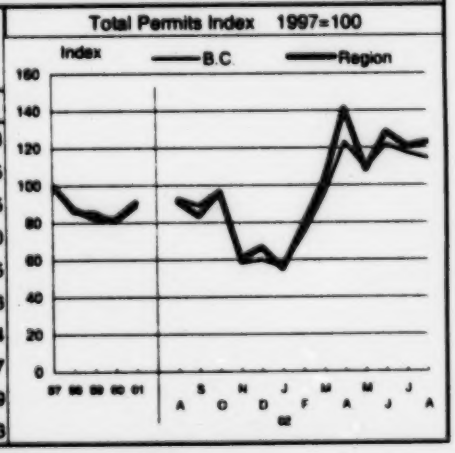
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	85.5	283.1	178.0	381.2	276.8	139.4	1,343.9	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.3	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.2	193.7	553.3	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.2	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.8	354.3	212.8	769.8	466.4	258.6	2,199.7	827.7	0.340	0.178	0.518	1996
2001	130.8	378.7	222.4	791.8	577.7	291.8	2,393.1	940.2	0.320	0.183	0.503	2001
2006	125.4	383.6	236.7	812.3	703.9	329.3	2,591.2	1,052.3	0.290	0.188	0.478	2006
2011	133.2	375.0	250.1	842.8	818.9	379.6	2,799.4	1,175.4	0.266	0.199	0.464	2011
2016	142.7	372.4	255.9	887.7	883.5	468.0	3,010.2	1,303.1	0.254	0.231	0.485	2016
2021	150.0	389.0	243.3	940.0	923.2	569.2	3,214.7	1,414.3	0.256	0.270	0.526	2021
2026	153.7	411.7	243.0	968.1	952.4	681.5	3,410.4	1,509.9	0.261	0.315	0.576	2026
2031	154.2	429.4	255.5	976.1	985.8	789.0	3,590.0	1,603.1	0.263	0.356	0.619	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

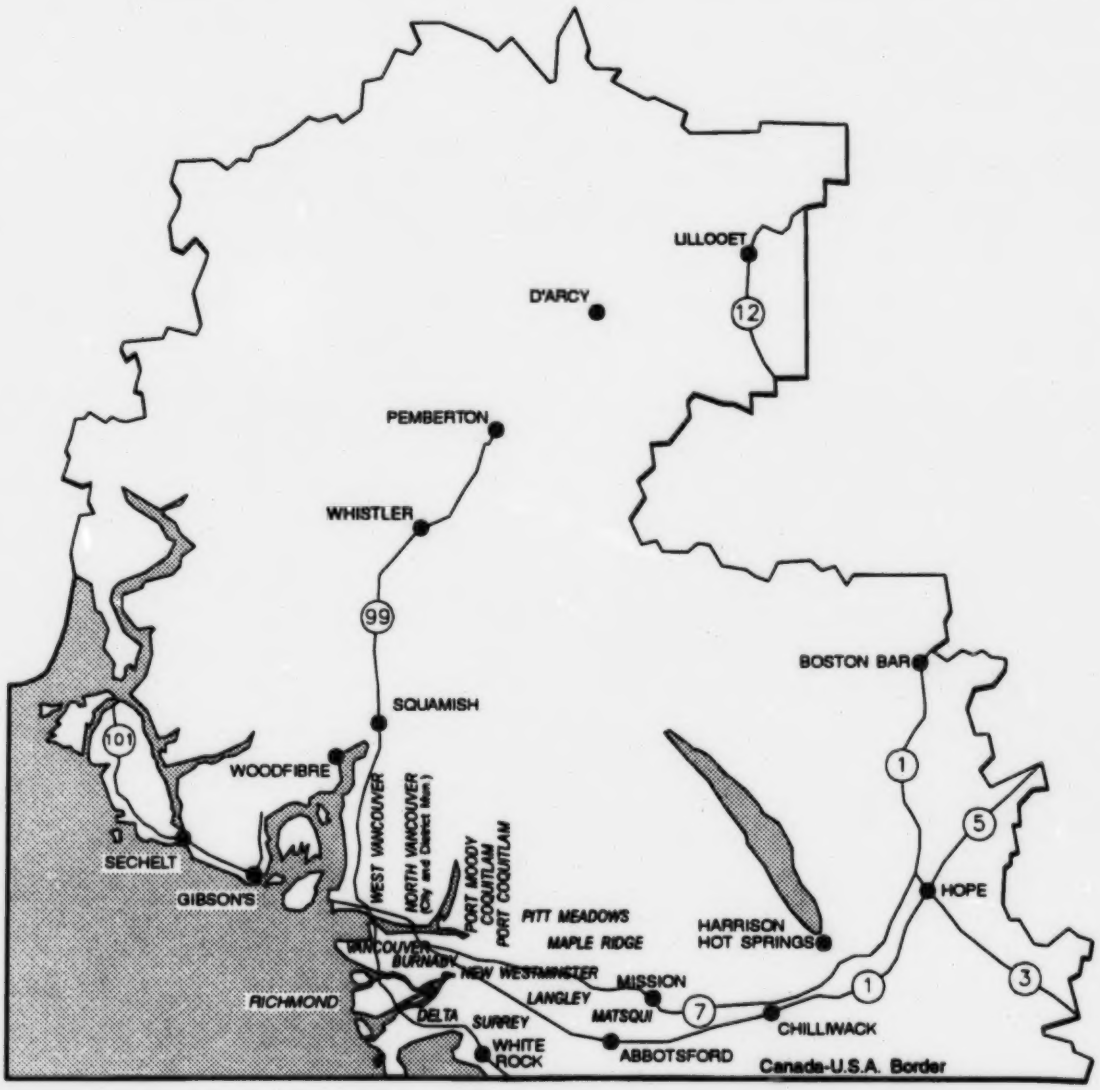
Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'men		Units
	<-- $ Millions -->						
1994	4,107.3	1,143.7	91.2	721.6	330.9	2,963.6	24,283
1995	3,452.3	1,236.7	126.2	680.1	430.4	2,215.6	16,495
1996	4,113.6	1,303.5	175.0	823.8	304.6	2,810.1	20,275
1997	3,708.2	1,310.7	183.7	953.3	173.6	2,397.6	18,440
1998	3,236.3	1,414.9	189.2	944.3	281.4	1,821.4	13,115
1999	3,061.9	1,304.9	231.0	749.5	324.4	1,757.0	11,496
2000	3,029.7	1,412.9	185.1	929.3	298.4	1,616.8	10,024
2001	3,369.4	1,376.9	150.5	795.0	431.3	1,992.5	11,717
YTD Aug '01	2,419.9	1,019.9	106.4	615.8	297.6	1,400.0	8,129
YTD Aug '02	2,649.2	790.4	121.6	498.5	170.2	1,858.9	11,523



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Mainland/Southwest Development Region



Population of Major Municipalities

		1998 Estimate	1999 Estimate	2000 Estimate	2001 Estimate			1998 Estimate	1999 Estimate	2000 Estimate	2001 Estimate
Mainland/Southwest		**2,270,665**	**2,294,071**	**2,315,162**	**2,338,185**	Chilliwack	C	64,392	65,245	65,371	65,951
Vancouver	C	551,700	558,076	565,477	571,708	Maple Ridge	DM	60,901	61,953	63,088	64,238
Surrey	C	331,776	335,940	339,811	344,620	New Westminster	C	53,499	54,160	54,852	54,207
Burnaby	C	188,916	190,212	192,193	193,644	Port Coquitlam	C	50,727	51,116	51,381	52,094
Richmond	C	161,728	163,958	164,964	166,809	North Vancouver	C	44,385	44,627	44,914	45,330
Abbotsford	C	113,215	114,184	115,032	116,009	West Vancouver	DM	42,604	42,529	42,418	42,526
Coquitlam	C	110,267	111,503	112,189	113,498	Mission	DM	32,482	32,651	32,904	33,217
Delta	DM	100,875	101,089	101,349	101,743	Langley	C	24,060	24,171	24,269	24,421
Langley	DM	87,472	88,464	89,278	90,102	Port Moody	C	23,101	23,729	23,800	24,162
North Vancouver	DM	85,172	85,485	85,741	86,152	White Rock	C	17,663	17,568	17,361	17,169

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '98 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Abbotsford

McKee Road Residential Development, Focus Architecture and Ping Ltd.
Ph: (604) 853-5222 (Owners Rep - Focus Architecture)
Proposed development to include approx 170 townhouses and 45 single-family lots at 3910 McKee Road near Ledgeview Golf Club. Project remains at preliminary planning and approvals stages. Development will also be going back to public hearing.

Status: Proposed — Start: ?
Est. Cost ($ million): ? — Finish: ?
First Entry: Dec 1999 — Last Update: Sep 2002

Abbotsford

Abbotsford Residential Development,
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Conceptual plans reviewed and rezoning required. Very preliminary. No dates as to when project may proceed. Planning Consultant: Michael Rosen Planning Consultants.

Status: Proposed — Start: ?
Est. Cost ($ million): 75 — Finish: ?
First Entry: Sep 1999 — Last Update: Sep 2002

Burnaby

Burnaby Lake Rejuvenation Project,
City of Burnaby Ph: (604) 294-7944
Removal of approximately 400,000 cubic metres of sediment from Burnaby Lake to allow creation of an international standard rowing course (2170 m long). Undergoing Environmental Assessment Act review, expected to be completed in late fall 2002.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 26 — Finish: Late 2004
First Entry: Jun 2002 — Last Update: Sep 2002

Burnaby

Burnaby Secondary School, Burnaby School District 604-664-8441
Proposed new secondary school with a capacity of 1500 students on a 15 acre site. School will be located at 6969 10th Avenue. Project is at design and value analysis stage. Project expected to go to tender in February 2003

Status: Proposed — Start: 2003
Est. Cost ($ million): 20 — Finish: 2004
First Entry: Sep 2001 — Last Update: Jun 2002

Burnaby

Metrotower III, Cambridge Leaseholds Ltd. Ph: (604) 438-4710
Proposed 350,000- to 425,000-sq. ft tower adjacent to Metrotowers I and II. Preleasing underway, major tenant being sought.

Status: Proposed — Start: 2003
Est. Cost ($ million): 60 — Finish: 2005
First Entry: Jun 1998 — Last Update: Jun 2002

Burnaby

UniverCity Highlands, Burnaby Mountain Community Corporation
Ph: (604) 291-3220
Proposed creation of a mixed-use, pedestrian-oriented townsite complex on 81 ha with University Drive frontage to include housing, shops, services and recreational facilities. Plans adopted by city. Proposed 1800 residential units with school, park and mixed-use commercial main street. BMCC will retain ownership and control of retail space. Architect: Hotson Bakker Architects. The first phase of development will include a park, elementary school and 400 residential units and will be at the east end of the campus. BMCC is continuing to seek public input on possible housing choices: co-ops, rental housing and condominiums; and community architectural style. Watercourse and storm water management and transport plans are being developed. Phase 1: The site for 400 townhouses and apartment units and part of the town centre is being prepared Fall 2002. Construction to start Spring 2003 and occupancy to start Summer 2004.

Status: Proposed — Start: Fall 2002
Est. Cost ($ million): 100 — Finish: 2012
First Entry: Dec 1997 — Last Update: Sep 2002

Chilliwack

Chilliwack Hotel and Convention Centre,
CTEW Group/City of Chilliwack Ph: (604) 793-2906 (City)
Development of a 105-unit condo development, retail space and 3 levels of parking and one main floor convention centre space. To be built downtown adjacent to the existing 100-room Rhombus Hotel. In planning stages.

Status: Proposed — Start: Fall 2002
Est. Cost ($ million): 30 — Finish: Fall 2004
First Entry: Sep 2001 — Last Update: Sep 2002

Delta

Massey Tunnel Seismic Upgrade, BC Ministry of Transportation
Ph: (250) 387-3198
Seismic upgrade to the 600-metre long Massey Tunnel on Highway 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. To include concrete reinforcement and river-bottom soil compaction.

Status: Proposed — Start: 2007
Est. Cost ($ million): 25 — Finish: 2008
First Entry: Jun 2001 — Last Update: Dec 2001

[redacted]

Duke Energy Southern Mainline Expansion, Duke Energy Inc.
Ph: (604) 980-2010
Additional gas pipeline running from Fort Nelson to the Huntingdon station in the Lower Mainland will increase capacity by 200 million cu ft/per day. Other expansion is planned to increase capacity by 100 mcfd from Alberta into the BC system via Gordondale. Westcoast received commitments from its customers. Additional transportation service agreements are also needed before expansion will proceed. National Energy Board hearing scheduled for Sep 30, 2002. Website: www.wei-pipeline.com

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 300 — Finish: Fall 2004
First Entry: Jun 2001 — Last Update: Sep 2002

[redacted]

Cogburn Magnesium, Leader Mining International (Calgary)
Ph: (250) 387-7475 (BC Env Assessment Office)
250,000 t/yr quarry to produce magnesium silicate and 120,000 t/yr hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hope. Will require secure energy supply of 250 MW. Application through the BC Environmental Assessment Act is expected by late 2002.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2002
Start: Spring 2004
Finish: Spring 2005

[redacted]

Watercolours Residential and Commercial Development, Equitas Development Corp. Ph: (604) 879-9940
Development on the 78 acre interior mill site on Glover Road to include 390 housing units, a 90 room hotel and recreational facilities. Zoning approvals expected by end of 2002.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2002
Start: Sep 2004
Finish: Sep 2006

[redacted]

Cayoosh Ski Resort, NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,186-unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3600 operating jobs. Environmental Assessment Act approval granted. Other permits and approvals to follow. Need to complete ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval in principle to develop and operate. Land and Water BC Inc. will establish a committee to co-ordinate master planning and related processes. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will start.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Sep 2002

[redacted]

The Woodlands, BC Buildings Corporation Ph: (250) 952-8500
Residential units on 63 acres, two four storey town homes, four 16 storey high rises and other lower buildings. 1270 residential units and 280 senior residences on McBride Blvd and Carnarvon St. Rezoning approved.

Status: Proposed
Est. Cost ($ million): ?
First Entry: Sep 2002
Start: Early 2003
Finish: Summer 2005

[redacted]

615 Hamilton Street Apartments, Appia Developments
Ph: (604) 294-2742
Proposed development of a 20-storey, 140-unit apartment building at 615 Hamilton St. and 740 & 760 Sixth St. Project is awaiting rezoning with approval expected by Fall 2002.

Status: Proposed
Est. Cost ($ million): ?
First Entry: Dec 2001
Start: Early 2003
Finish: Early 2005
Last Update: Mar 2002

[redacted]

Patullo Bridge Rehabilitation, TransLink Ph: (604) 453-4609
General repairs and seismic upgrading of the Patullo Bridge are proposed, including $11.6 million on general repairs ($1.6 million of which would be spent in 2002), $9.6 million in 2003 and 2004 on repainting, and $13.3 million on seismic upgrading. Proceeding with design work for phase 1 in July 2002 which is painting of the bottom cores as well as work on the cross bracing. Work on phase 1 is expected to proceed in the Spring 2003.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Dec 2001
Start: Spring 2003
Finish: 2005
Last Update: Sep 2002

[redacted]

Royal City Terrace on Queen, Bucci Developments
Ph: (604) 525-5809
Planned four-storey building with 7800 sq ft of commercial space and three floors containing 61 condominium apartments and another 62 residential units. Located on a 2.5-acre property along 6th St at the YMCA site, across from City Hall. Phase 1 (39 townhomes) and Phase 2 (36 townhouses) are complete. The next phase to start construction in the Spring 2003 involves 28 townhomes .The proposed two apartment blocks with commercial space on the ground floor are not going ahead.

Status: Proposed
Est. Cost ($ million): ?
First Entry: Sep 1997
Start: May 2003
Finish: Fall 2003
Last Update: Sep 2002

[redacted]

Residential Tower Ph: (604) 985-7761 (City of North Vancouver)
Proposed 14 storey residential tower to be built on 1st Street. City council has approved the rezoning.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2002
Start: Spring 2003
Finish: Spring 2004

[redacted]

Shopping Centre, Anterra Retail Properties Ph: (604) 689-3040
Proposed shopping mall with 3 storeys (230,000 sq ft) with 6 levels of parking located at the existing Ford dealership near Capilano mall. Approvals being sought. Architect: Kasian Kennedy Architects.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2002
Start: Spring 2003
Finish: Spring 2004

[redacted]

Seymour Creek Village, Squamish Nation Ph: (604) 892-5166
Proposed 479,200 sq ft over 12 hectares of commercial and retail development. One of the big box retail outlets will be 116,000 sq ft. Project in predevelopment stage and must be approved by band council and members. The development will be done in four stages. If development is built, the provincial government is to provide new access off Dollarton Highway and further access improvements off Seymour Parkway. Squamish Nation are currently involved with the provincial government in negotiations regarding access from Highway 1. Architect: Urban Design Group Architects.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2001
Start: Spring 2003
Finish: Fall 2004
Last Update: Sep 2002

North Vancouver

Seymour Falls Dam West Abutment Project,
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the dam is in detailed design phase. Public consultation is ongoing as lands are part of conservation reserve. Final design is underway. Project has been delayed and is expected to go to tender Summer 2003.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 1998
Start: Dec 2003
Finish: Jun 2005
Last Update: Jun 2002

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant,
Greater Vancouver Regional District Ph: (604) 432-6340
The largest water filtration plant in North America, for the Seymour source, has completed preliminary design. A design-build-operate call for proposals for the 1000 Ml/day plant was completed in Oct 2000 with six proposals received. Four proponents shortlisted in early 2001 but process was cancelled before RFP was issued. Expected to be a 5- to 20-year operating contract. Project management services awarded to Liaicon and Associates Inc. The facility located southeast of Rice Lake will provide filtration and disinfection for both the Seymour and Capilano Reservoirs. Twin tunnels 7.5 km's in length and 3 - 3.5 m in diameter will be constructed and well as pumping stations at the Capilano reservoir. Project will be done in three phases. Phase 1- filtration plant ($150 million), phase 2- tunneling and phase 3- pump station.

Status: Proposed
Est. Cost ($ million): 450
First Entry: Sep 1997
Start: Early 2004
Finish: 2007
Last Update: Jun 2002

Pemberton

Douglas Creek Water Power Project, Cloudworks Energy Inc.
Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. An Environmental Socioeconomic Report has been submitted in support of the water licence application. Federal agencies have initiated the review of the application.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2002
Start: Spring 2003
Finish: Fall 2004
Last Update: Sep 2002

Pemberton

Fire Creek Water Power Project, Cloudworks Energy Inc.
Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. An Environmental Socioeconomic Report has been submitted in support of the water licence application. Federal agencies have initiated the review of the application.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2002
Start: Spring 2003
Finish: Fall 2004
Last Update: Sep 2002

Pemberton

Mk'walts (Ure) Creek Water Power Project, Cloudworks Energy Inc.
Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project near Mount Currie. An Environmental Socioeconomic Report has been submitted in support of the water licence application. Federal agencies have initiated the review of the applications.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2002
Start: Spring 2003
Finish: Fall 2004
Last Update: Sep 2002

Pemberton

Stokke Creek Water Power Project, Cloudworks Energy Inc.
Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. An Environmental Socioeconomic Report has been submitted in support of the water licence application. Federal agencies have initiated the review of the application.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2002
Start: Spring 2003
Finish: Fall 2004
Last Update: Sep 2002

Pemberton

Recreational Resort Complex, Venture Pacific Development Corp.
Ph: (604) 922-3050
Year-round recreational complex on 173 acres near Pemberton would include an 18-hole golf course, cross-country snowmobile area, equestrian centre, and 1200 vacation quarter-share housing units. Land has been acquired, rezoning and financing are underway.

Status: Proposed
Est. Cost ($ million): 500
First Entry: Mar 2001
Start: Late 2002
Finish: Late 2006
Last Update: Dec 2001

Pitt Meadows

CP Business Park Ph: (604) 465-5454 (Pitt Meadows)
100 acre business park to be built on former CP Rail land in 2-3 phases. Public hearings being held. Phase 1 proposal is for a 300,000 sq ft Westfair Foods warehouse.

Status: Proposed
Est. Cost ($ million): ?
First Entry: Sep 2002
Start: Spring 2003
Finish: Fall 2003

Pitt Meadows

Mayfair Place Shopping Centre, Onni Group Ph: (604) 602-7711
Retail commercial development consisting of two phases in 19900 block of Lougheed Hwy. Phase 1: 450,000-sq ft. Phase 2: 70,000 sq ft. At 3rd reading in the rezoning process. Approval has been given for rezoning. Canadian Superstore is one of the two major tenants that have been secured. Their store to start construction in January 2003. Presently under negotiations with Walmart to be the second major tenant.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2001
Start: Late 2002
Finish: Fall 2003
Last Update: Sep 2002

Pitt Meadows

Sawyer's Landing, Equitas Development Corp. Ph: (604) 879-9490
Proposed development of 420 single- and multi-family homes on the Fraser River at Bonson Rd. and Fraser Industrial Way. Includes 30,000 sq ft of commercial development, a heritage-style main street and a 23-acre waterfront park. Zoning and OCP amendment approved. Demolition of mill and site remediation done in 2000. Seeking joint venture partner.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 1999
Start: Late 2002
Finish: Late 2005
Last Update: Jun 2002

Port Coquitlam

Dominion Triangle Phase 2, First Professional Management Inc.
Ph: (604) 448-9112(Owner's rep)
Proposed development west of the Pitt River between Dominion Street and Loughheed Highway of 600,000 - 900,000 sq ft of commercial and retail space in several buildings. Dates are for phase 1. Phase 2 is in the early planning stages.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2001
Start: Fall 2002
Finish: Fall 2003
Last Update: Mar 2002

Port Coquitlam

Highway Bypasses, Port Coquitlam City Ph: (604) 927-5420
A transportation study by the city identified the need for the bypasses as part of a medium and long term strategy to improve the city's transportation network. A proposal included two overpasses in Port Coquitlam, a $39-million overpass above the CP Rail yard, and a $9- to 12-million underpass (depending on one or two lanes built) on Shaughnessy St to connect the north and south portions of the city. No application has been made for funding. Project to proceed in 2003 if funding is received.

Status: Proposed
Est. Cost ($ million): 48
First Entry: Sep 1999
Start: 2003
Finish: 2007
Last Update: Jun 2002

Richmond

Riverside Business Park, Opus Building Canada Inc.
Ph: (604) 538-9618
20-acre industrial site with eight buildings (approx 300,000 sq ft) at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes 138,000-sq ft self-storage building. Site servicing is completed, building construction to start as lots are sold to developers.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2000
Start: ?
Finish: ?
Last Update: Dec 2001

Richmond

Sun Tech Hotel/Commercial Complex,
Sun Tech Development Corporation Ph: (604) 214-8833
Proposed multi-use development including a hotel, movie theatres, restaurants, offices and retail stores on an 11-acre site at No. 3 Road and Sea Island Way. Approximately one million sq ft of development planned. At 3rd reading in the rezoning approval process. Project will not proceed until sometime in 2003. Architect: Andrew Cheung Architects Inc. Project Manager: Echo West Developments Ltd.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Sep 1998
Start: 2003
Finish: 2005
Last Update: Jun 2002

Richmond

Richmond Trade & Exhibition Centre, PavCo Ph: (604) 821-5470
Proposed 400,000-sq ft exhibit hall and trade mart. Target market will be large international trade and consumer exhibitions. Site chosen is bordered by Alderbridge Way, Garden City Road and Westminster Highway. Tourism Richmond, Richmond City Council and staff are working on the project with the developer. Project has been delayed. No firm dates on when development will proceed.

Status: Proposed
Est. Cost ($ million): 63
First Entry: Mar 1998
Start: Spring 2003
Finish: 2004
Last Update: Sep 2002

Richmond

Aberdeen Mall Expansion, Fairchild Property Group
Ph: (604) 872-1633
Proposed redevelopment of existing mall at Cambie Road and No. 3 Road. Project is 3-storeys and total building area to increase by approx 380,000 sq ft with more than 400 shops and an additional 2220 parking spaces. Received city approvals. Architect: Bing Thom Architects Inc. At working drawings stage..

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Start: 2003
Finish: 2004
Last Update: Jun 2002

Squamish

Ashlu Creek Hydroelectric Project, Ledcor Industries Ltd.
Ph: (604) 681-7500
Proposed 45-MW run-of-river hydroelectric development. The water licence review will require preparation of an Environmental Socioeconomic Report, to be reviewed by agencies/the public. The water licence review has not been initiated.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Dec 2000
Start: Fall 2004
Finish: Fall 2006
Last Update: Sep 2002

Squamish

Upper Mamquam Hydroelectric Project, Canadian Hydro Developers
Ph: (403) 269-9379
Proposed 25-megawatt run-of-river hydroelectric project. The water licence review of the developer's Environmental Socioeconomic Report was initiated.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Dec 2000
Start: Summer 2003
Finish: Fall 2005
Last Update: Sep 2002

Squamish

Sea-to-Sky University at Squamish,
Howe Sound Education Foundation Ph: (604) 878-6320
Proposed undergraduate university on a 283-acre site near the Garibaldi Highlands. Requires financing, detailed environmental assessments, and rezoning. Howe Sound Education Foundation had signed a $2-million conditional purchase agreement with landowner Merrill & Ring for District Lot 512. The sale closed on Mar 31, 2001. Project received third reading with the district in Feb 2002. Construction slated to start in 2003.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Sep 2000
Start: Early 2003
Finish: 2004
Last Update: Sep 2002

Squamish

Garibaldi at Squamish Ski Resort, Garibaldi Alpen Resorts Ltd.
Ph: (604) 892-5539
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600- ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, and 1500-room hotel. Preparing project report for Project Approval Certificate under the Environmental Assessment Act. Extension given for submission of project report in February 2002. Master Plan must be submitted by April 15, 2003 for provincial approval. Project financing obtained and reviews will be reactivated.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Sep 1997
Start: Summer 2003
Finish: Summer 2008
Last Update: Jun 2002

Surrey

Campbell Heights Business Park, Kingswood Properties
Ph: (604) 687-1520
Development of a business park near 24th Ave and 192 Street. City approvals nearing completion.

Status: Proposed — Start: Early 2003
Est. Cost ($ million): ? — Finish: Early 2004
First Entry: Sep 2002

Surrey

152nd Street High School, Roman Catholic Archdiocese
Ph: (604) 683-0281
New school on a 14-acre site at 3690-152nd Street to accommodate 600 high school (grades eight to 12) students. Very preliminary.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): ? — Finish: Fall 2005
First Entry: Jun 2000 — Last Update: Mar 2002

Surrey

Hotel/ Commercial and Residential Development,
Owners Rep: Goddard & Smith International Ph: (604) 691-6682
Hotel (6700 sq m), commercial complex (6400 sq m) and residential units (70 - 72) to be built in three phases at 176 St and 2nd Ave. Planning underway and development permits applied for in September 2002. Hotel development has funding. The site on which the housing component will be developed has been sold to a developer with construction taking place in 2003. Hotel also expected to proceed in 2003

Status: Proposed — Start: 2003
Est. Cost ($ million): ? — Finish: 2004
First Entry: Jun 2000 — Last Update: Sep 2002

Surrey

Guildford Business Park, Cardiff Estates Ltd. Ph: (604) 684-2494
Proposed 18-acre business park at Hwy 1 at 152nd Street to include 450,000 sq ft of office space in five buildings. In advanced planning stages Phase 1: Building B: 3-storey 90,120 sq ft office building is at working drawings stage. Building A : 3-storey 108,045 sq ft office building is at design development stage. Building C : 3-storey 90,120 sq ft office building is at design development stage. Buildings A and C will follow Building B. Architect: Bunting Coady Architects.

Status: Proposed — Start: Spring 2002
Est. Cost ($ million): ? — Finish: Jun 2004
First Entry: Sep 1998 — Last Update: Dec 2001

Vancouver

1005 Beach Ave Ph: (604) 733-3100 (Architect)
28-storey multiple dwelling containing 106 units, an outdoor amenity area, and three levels of underground parking for 153 cars accessed from Beach Avenue. Development application approved in July 2002. Architect: Lawrence Doyle Architect Inc.

Status: Proposed — Start: Late 2002
Est. Cost ($ million): ? — Finish: Spring 2003
First Entry: Sep 2002

Vancouver

550 Bute Hotel, Apartment and Amenity Building,
Amacon Developments Ph: (604) 688-0893 (Architect)
Proposed 40-storeys above and 5-storeys below hotel/apartment tower at 550 Bute St. Awaiting city approvals. Architect: Hewitt Tan Kwasnicky Architects Inc. Project was to have started June 2002 but has been delayed for one year as it is undergoing a redesign.

Status: Proposed — Start: 2003
Est. Cost ($ million): 60 — Finish: 2004
First Entry: Mar 2002 — Last Update: Jun 2002

Vancouver

Hotel and Residential Complex, Allied Holdings Ltd.
Ph: (604) 669-5335
Combined 50 storey hotel/residential tower; 29 floors residential use and 21 floors for a 110 room hotel adjacent to the Hotel Georgia on Howe Street. The parking garage adjacent to the Hotel Georgia will be demolished to provide more space for the building. Major seismic upgrading will also be done to the Hotel Georgia. This would be one of the tallest structures in Vancouver at 465 feet. Awaiting city approvals.

Status: Proposed — Start: Fall 2002
Est. Cost ($ million): 100 — Finish: Fall 2004
First Entry: Mar 2002 — Last Update: Jun 2002

Vancouver

The Sterling at 1050 Smithe St., Bonnis Development Corp.
Ph: (604) 731-3966 (Architect)
Proposed apartment tower (129 units) 20-storeys above and 5-storeys below . Approvals issued. Architect: Studio One Architects.

Status: Proposed — Start: Fall 2002
Est. Cost ($ million): 20 — Finish: Spring 2004
First Entry: Mar 2002 — Last Update: Sep 2002

Vancouver

499 Drake Residential Tower, Brook Development Planning Inc.
(604) 731-9053
Proposed 76 units in a 26-storey-above and 3-storey-below residential tower. Received preliminary approval from development permit board in Feb 2002. Going before variance board in Fall 2002 due to neighbors concerns, but still a viable project. Spring of 2003 should see more developments.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): ? — Finish: Summer 2004
First Entry: Dec 2001 — Last Update: Sep 2002

Vancouver

UBC Life Sciences Centre, University of British Columbia
Ph: (604) 822-0195
Development of a 5-storey 450,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia. Project has received approval from government and is at the schematic design stage. Project will be fast tracked.

Status: Proposed — Start: ?
Est. Cost ($ million): 135 — Finish: ?
First Entry: Dec 2001 — Last Update: Jun 2002

[redacted]

455 and 583 Beach Ave Apartments,
Concord Pacific Ph: 604-926-7808
Proposed six buildings at 455 Beach Avenue. First building is a residential 29-storey 160-unit tower constructed above a 3-storey lowrise and a 2-storey lowrise along the mews. Identical project will also be constructed at 583 Beach Ave. Project is awaiting development permit approvals from the city as the project has been amended to increase the tower by 3 storeys.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2001
Start: Late 2002
Finish: Late 2004
Last Update: Sep 2002

[redacted]

Amtrak Rail Improvements, Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand. Will require upgrades to track and additional sidings on the Canadian portion. Upgrades and additional sidings have been completed from Seattle to Bellingham.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Start: ?
Finish: ?
Last Update: Mar 2002

[redacted]

Costco/Residential Development, Concord Pacific Ph: (604) 681-8882
Proposed development of a 147,000-sq ft Costco store and four residential towers with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with business, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. Local concerns being addressed.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2001
Start: Late 2002
Finish: 2004
Last Update: Sep 2002

[redacted]

Convention Centre Hotel, Marathon Developments Inc.
Ph: (604) 683-1024
800-room hotel proposal linked to the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000-sq ft hotel is in rezoning. Meeting rooms will be 45,000 sq ft and a 15,000 sq ft ballroom. Architect: Baker McGarva Hart Inc. Hotel would be part of the Burrard Landing area of Coal Harbour. Hotel will proceed when proposed convention centre receives full funding and rezoning which is not expected until Nov 2002.

Status: Proposed
Est. Cost ($ million): ?
First Entry: Mar 2001
Start: ?
Finish: ?
Last Update: Mar 2002

Vancouver

Vancouver Convention & Exhibition Centre,
Marathon Developments Inc. Ph: (604) 647-7203
The Vancouver Convention Centre Expansion Task Force is proposing a scaled-down trade and convention centre project on the west side of Canada Place that will quadruple the amount of meeting and exhibit space on the site. Proposal includes a marina, amphitheatre, civic park and gardens. (250,000-sq ft exhibition hall, 83,000-sq ft meeting room, 50,000-sq ft ballroom 12,000-sq ft signature room and a 1500-seat l24,000 sq-ft lecture hall). Private sector has confirmed funding of $90 million. Rezoning approval is not expected until Nov 2002. Received approval of funding from the Federal Government of $202 million, and approval of a public-private partnership with the province and Bentall Capital L.P. Group (to be negotiated by Sep 20, 2002).

Status: Proposed
Est. Cost ($ million): 495
First Entry: Mar 2000
Start: Early 2003
Finish: Fall 2006
Last Update: Sep 2002

Vancouver

Vancouver General Hospital Medical Technology Park,
Vancouver Hospital and Sciences Centre Ph: (604) 875-5628
Proposed replacement of obsolete buildings to construct 700,000 sq ft of space for medical biotech companies over 20 years from Oak to Ash Streets between 10th and 12th Avenues. Project has been passed by Health Board. Public hearings completed in Dec 2001. Legal agreement with city of Vancouver ongoing through the Fall of 2002. Further development and detailed master planning to follow. Construction of 500,000 sq ft to occur over first five years of project with remainder over 15 years.

Status: Proposed
Est. Cost ($ million): 140
First Entry: Sep 1999
Start: Early 2003
Finish: 2024
Last Update: Sep 2002

Vancouver

University of BC Biotechnology Laboratory The Michael Smith Building, University of British Columbia Ph: (604) 822-8251
Proposed addition to an existing building at the University of BC for a 7419-sq m biotechnology laboratory. Design development completed. Project has received approval from government. At working drawings stage.

Status: Proposed
Est. Cost ($ million): 27
First Entry: Jun 1998
Start: Fall 2002
Finish: Fall 2004
Last Update: Mar 2002

Vancouver

1133 Seymour Residential Complex Ph: (604) 688-0893 (Architect)
Two towers of 22 and 23 storeys containing 16,200 sq ft of cultural facility, at Seymour and Davie Streets. Architect: Hewitt & Kwasnicky. At working drawings stage. Excavation to start in October 2002.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 1997
Start: Fall 2002
Finish: Fall 2003
Last Update: Sep 2002

Vancouver area

Pacific National Exhibition Development, Pacific National Exhibition/Landmark Entertainment Group Ph: (604) 253-2311
Project to relocate the Pacific National Exhibition has been put on hold. The PNE has signed a one year lease as of Sep 02 and there are no immediate plans to relocate.

Status: Proposed
Est. Cost ($ million): 390
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Sep 2002

West Vancouver

Deer Ridge West Residential Towers, British Properties
Ph: (604) 925-7055 (West Vancouver)
Proposed twin 13 storey residential towers to be built on above the Upper Levels Highway. Official Community Plan was amended in Aug 2002.

Status: Proposed
Est. Cost ($ million): ?
First Entry: Sep 2002
Start: Late 2002
Finish: Fall 2003

West Vancouver

The Village at Park Royal, Park Royal Mall Ph: (604) 727-8203
Proposed 225,000 sq ft redevelopment of the west lands on the south side of Park Royal Mall. Units will range from 500 to 30,000 sq ft and will house a grocery store (Whole Foods), restaurants, fashion and lifestyle retailers.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2001
Start: Spring 2003
Finish: Spring 2004
Last Update: Jun 2002

West Vancouver

Park Royal Hotel, Holubitsky Family and Mario Corsi
Ph: (604) 925-7058 (District of North Vancouver)
Proposed redevelopment of hotel to triple the number of rooms. "Step-up" design with outer sections two storeys high and rising in increments to five storeys. Applied to district for permits; did not receive council approval for increased density and easing of height restrictions. The proposal is being re-examined.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2001
Start: ?
Finish: ?
Last Update: Sep 2002

Whistler

Olympic Games Village and Facilities,
Vancouver Whistler 2010 Bid Corporation Ph: (250) 387-8002
As part of a proposed bid to host the 2010 Olympic Games in and near Whistler, a number of sports, housing and infrastructure projects are planned for the Whistler to Pemberton corridor and at possible sites in the Vancouver area. Projects include the construction of an arena in Whistler for the para-olympics. An athlete's village in Whistler to house 2500 competitors. Nordic facilities in the Callaghan Valley south of Whistler at a cost of $90 - $100 million. Preparation for alpine events at Whistler and Blackcomb. Construction of a luge and bobsled track on either Whistler or Blackcomb Mountains at a cost of $50 - $55 million. A practice rink in Squamish for the Paralympics would be built. Event preparation on Cypress Mountain for the snowboarding and free style skiing events. A retrofit of BC Place for the opening and closing ceremonies. Renovation of GM Place to enlarge ice area for hockey. Renovation to Pacific Coliseum for figure skating. A speed skating oval on Burnaby Mountain at a cost of $45 - $55 million. An athletes village at the southeast end of False Creek to house 2500 competitors. An ice hockey arena at UBC. A curling rink in Queen Elizabeth Park at a cost of $15 - $25 million. A broadcast centre in Richmond for the international media. Federal and Provincial governments have each committed to contributing $310 million. There would be 228,000 jobs created by the games. Projects would create 68,000 man years' of work. Short list of eligible cities will be announced in August 2002 with the final decision being announced in July 2003. Website: www.winter2010.com

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Sep 2001
Start: 2007
Finish: 2010
Last Update: Jun 2002

STATUS: ON HOLD

Abbotsford

Mt. Lehman Road Interchange Upgrade,
BC Ministry of Transportation & Highways Ph: (250) 824-2700
Additions of a new four-lane overpass connecting Fraser Highway with Old Yale Road and replacement of the existing two-lane overpass at Mt Lehman Road. Also includes rebuilding the Mt Lehman/Fraser Highway intersection to accommodate four lanes with left-turn bays in all directions. Project on hold while reviews are conducted.

Status: On hold
Est. Cost ($ million): 22
First Entry: Jun 2000
Start: ?
Finish: ?
Last Update: Sep 2002

Abbotsford

Fraser Valley Regional District General Hospital
Fraser Valley Regional District Ph: (604) 556-5060
Proposed 300-bed hospital and cancer treatment centre at Gladwyn Avenue and Marshall Road. Architect: Architectura. Have submitted a business case to the provincial government and have received approval in March 2001. Project is undergoing review and is seeking additional private sector involvement.

Status: On hold
Est. Cost ($ million): 210
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Sep 2002

Burnaby

Burnaby Office & High Tech Complex Ph: (604) 687-2990 (Architect)
Proposed office and high tech complex (approx 695,000 sq ft) at 8335 Eastlake Drive to be developed in phases. Project has applied for rezoning. Architect: Musson Cattell Mackey Partnership. Project is on hold indefinitely

Status: On hold
Est. Cost ($ million): 50
First Entry: Sep 2001
Start: ?
Finish: ?
Last Update: Jun 2002

Burnaby

Multi-Level Care Facility Ph: (604) 669-1926 (Arch.)
Proposed 150-bed multi-level care building and 50-bed assisted living building at 7000 block Mary Avenue. Architect: Neale Staniszki Doll Adams Garth Ramsey. Received approval for rezoning but project is now cancelled.

Status: On hold
Est. Cost ($ million): 20
First Entry: Mar 2001
Start: ?
Finish: ?
Last Update: Jun 2002

Burnaby

PMC-Sierra Office, PMC-Sierra Inc.
Development of 9 structures of approx 1,000,000 sq ft of high-tech office space on a six-acre site at 3100 Production Way in Lake City. Phase 1: 4 buildings approximately 600,000 sq ft. On hold indefinitely.

Status: On hold
Est. Cost ($ million): 30
First Entry: Dec 2000
Start: ?
Finish: ?
Last Update: Sep 2002

Burnaby

Electronic Arts Canada Headquarters Phase 2,
Electronic Arts Canada Ph: (604) 687-2990 (Architect)
Phase 2: Addition of a 4-storey above and 4 below grade of 170,000 sq ft with parking for 580 cars will be headquarters for the software games development studio located at Gilmore and Sanderson. The new four-storey building will be connected to the existing headquarters building that was completed in spring 1999. Awaiting rezoning. Project will be a total of 695,000 sq ft approximately of office and high tech complexes developed in phases. Architect: Musson Cattell Mackey Partnership. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): ?
First Entry: Mar 2000
Start: ?
Finish: ?
Last Update: Jun 2002

Burnaby

Lake City Court Office Buildings, Toniko Novam 604-684-1198
Total of 240,000 sq. ft. of office space at Lake City Court at 8081 Lougheed Highway. The first of two low-rise office buildings is completed. Rezoning is pending for second building (110,000 sq ft). Second phase is on hold until into 2003 pending resolution of delays caused by Skytrain construction.

Status: On hold
Est. Cost ($ million): ?
First Entry: Jun 1998
Start: Fall 2002
Finish: Fall 2004
Last Update: Jun 2002

Burnaby

7155 Kingsway - Middlegate Development,
Redekop Properties Inc. Ph: (604) 662-8144
One-million-sq ft development in two phases on four ha consisting of commercial space and four high-rises and two low-rises containing 800-900 residential units. Located at 7155 and 7185 Kingsway. Phase 1: 29-storey apartment tower with 340,000 sq ft including parking, 182 residential units, community space, retail, office space. Phase 2: two 27-storey residences, one 24-storey residence, and two four-storey residential buildings. Architect: Lawrence Doyle Architect. Project cancelled.

Status: On hold
Est. Cost ($ million): ?
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Sep 2002

Burnaby

Halifax Street Apartment Towers,
Harbour Homes Ltd. Ph: (604) 299-3674
Proposed 24-storey apartment tower with 171 units and 12 two-storey townhouses containing approx 310,000 sq ft and parking at 4132, 4150 and 4196 Halifax Street. Demolition of warehouses is complete. Daycare centre is complete. Project is on hold indefinitely. Architect: Lawrence Doyle Architects.

Status: On hold
Est. Cost ($ million): ?
First Entry: Dec 1997
Start: Oct 2000
Finish: ?
Last Update: Jun 2002

Burnaby

Burnaby Youth Custody Centre,
BC Buildings Corporation Ph: (250) 952-8500
Proposed youth-custody facility proposed for 3405 Willingdon Avenue. Preliminary planning done. Project under review by government and no dates as to when review will be completed so no activity expected until late 2002.

Status: On hold
Est. Cost ($ million): 23
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Jun 2002

Coquitlam

Glen Drive Residential/Commercial Development,
Pacific Glen Joint Ventures Ph: (604) 291-2660
A 20-storey, 230,000-sq ft, high-density residential complex with four-storey, 10,500-sq ft commercial space at 2957 Glen Drive. Architect and Owner's Representative: Chris Dikeakos Architect Inc. Two structures completed. Third structure and tower on hold.

Status: On hold
Est. Cost ($ million): ?
First Entry: Dec 1997
Start: Jun 2003
Finish: Summer 2005
Last Update: Sep 2002

Coquitlam

Henderson Civic Centre,
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Multi-phase development on eight acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr includes residential towers, office building, hotel, and retail component. Phase 1 consists of 21-storey condominium tower (the Centura) completed fall 1998. Phases 2 and 3 comprise two condominium towers each 21-storeys above and 1-storey below each with 141-units of residential space with commercial space on ground floor. Phase 4: 2 levels of commercial space. Phase 5: 2 levels of office space. Phases 3 to 5 of project currently on hold until market conditions are right. Project Architect: Kirkor Architects & Planners.

Status: On hold
Est. Cost ($ million): 300
First Entry: Dec 1997
Start: 1995
Finish: ?
Last Update: Sep 2002

Langley

Thunderbird Entertainment Complex,
Third Storey Holdings Ph: (604) 687-3390 (Architect)
Entertainment/retail/restaurant complex between 9050 & 9100-200th St. Total of 333,000-sq ft building area includes 19-theatre Famous Players theatre complex, including an IMAX theatre, bowling centre, restaurants, and stores. Architect: Chandler Associates Architecture Inc. Phase 1 theatres completed in May 1999. Phases 2 on hold. Phases 3 and 4 there will be no further development. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): ?
First Entry: Jun 1998
Start: Aug 1998
Finish: ?
Last Update: Jun 2002

North Vancouver

Village of Northlands, Canada Mortgage and Housing Corporation
Ph: (604) 666-1482
Proposal for 328 townhouses, 147 low-rise apartments and family lots on a 111-acre site. Rezoning would be required. Site is part of Official Community Plan review completed in Dec 2001 submitted to city council for approval. It is likely that the proposal will change once the community plan is adopted. Project on hold.

Status: On hold
Est. Cost ($ million): 25
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Sep 2002

Port Coquitlam

Swan-e-set Bay Resort, Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/equestrian centre on 51 ha in Pitt Polder area, part of the 360-ha existing resort with two 18-hole golf courses and a clubhouse. Received zoning approval but was overturned in court. Still proposed in the community plan.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Jun 2002

Port Moody

LNG Peak Shaving Project, Duke Energy Ph: (604) 691-5500
Three-billion cu ft natural gas liquefaction and storage facility on the Vancouver Island Gas pipeline. Located on a 24-ha site in the McNab Creek Valley, the plant will include refrigeration, storage and containment structures, and staff accommodation buildings. Received Environmental Assessment Act Project Approval Certificate. Project on hold however the province's energy policy may enhance the opportunity for development of this project. .

Status: On hold
Est. Cost ($ million): 130
First Entry: Dec 1997
Start: 2003
Finish: 2005
Last Update: Jun 2002

Port Moody

Suter Brook Development, Concert Properties Ltd. Ph: (604) 688-9460
Proposed development on a 22-acre site containing 1000 dwellings in 13 lowrise and 3 highrises the largest of which would be 20 stories for a total of about 1,000,000 sq ft and 3,300 sq m of office space at Ioco Road and Murray St. Architect: Graham F. Crockhart Architect Inc. Rezoned. Ministry of Water, Land and Air Protection has approved a clean-up plan for the contaminated soil. Project on hold indefinitely.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 1997
Start: 2002
Finish: ?
Last Update: Sep 2002

Richmond

Richmond Hospital Expansion, Richmond General Hospital
Ph: (604) 276-9711
Phases 1 and 2 of expansion completed. $40-million funding requested for proposed Phase 3 replacement of five-storey north tower. Waiting for approval to proceed with planning. Project undergoing review by government.

Status: On hold
Est. Cost ($ million): 76
First Entry: Dec 1997
Start: 1991
Finish: 2000
Last Update: Sep 2002

Squamish

Squamish Port Development, BC Rail Ph: (604) 986-2012
BC Rail is planning a new three-berth port facility in Squamish. In very preliminary planning stages. Land agreement still being addressed.

Status: On hold
Est. Cost ($ million): ?
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Sep 2001

Squamish to Whistler

Natural Gas Pipeline, Centra Gas British Columbia Ltd.
Ph: (250) 480-4300
Centra Gas plans to construct a 168.3-mm (6-inch) high-pressure natural gas transmission pipeline 60 km from Centras main transmission line at Squamish to Whistler. Plans for expansion may be linked to plans for changes to Highway 99 and Whistler Olympic bid. In discussions with the municipality and DFO.

Status: On hold
Est. Cost ($ million): 19
First Entry: Mar 1998
Start: ?
Finish: ?
Last Update: Jun 2002

Surrey

Asian Centre, Tahiti Development Ltd. Ph: (604) 582-5066
6-ha site at 104th Avenue between 140th and 144th Streets to include two levels of underground parking, supermarket and retail stores on first level, restaurant, food fair and retail stores on second level; entertainment facilities and offices on third and a church on the fourth level. Architect: Joe Y. Wai Architect. Project 75% complete but is now on hold indefinitely. Proposal to continue financing rejected. Project on hold pending completion of bankruptcy proceedings or refinancing. Financing being sought to complete remaining 25%.

Status: On hold
Est. Cost ($ million): ?
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Sep 2002

Surrey

Cartier Place Condominium Towers, Guildford Estates Ltd.
Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975-101A Ave, and 14970-101A Ave. Plans for 18, 20 and 22 storeys above-grade. Approximately 40,000 sq. m. total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project on hold indefinitely.

Status: On hold
Est. Cost ($ million): ?
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Sep 2002

Surrey

Guildford Park Place Garden Apartments,
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Multi-phase apartment complex at Guildford Park Place. Phase 2 is 10 four-storey structures totalling 152,000 sq ft. Phase 3 is four 15-storey structures totalling 187,000 sq ft Architect: Kirkor Architects and Planners. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): ?
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Jun 2002

Surrey/Delta

South Fraser Perimeter Road,
BC Ministry of Transportation & Highways Ph: (604) 660-8204
Province seeking partnership with federal and municipal governments and Translink. Route would involve limited access four-lane, 20-km expressway from Highway 15 to Highway 91 incorporating existing work wherever possible to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, CN Rail Intermodal facilities, Tsawwassen ferry terminal and business traffic to Highway 1. Route to go from Alex Fraser Bridge/Highway 91 to 176 St/Hwy 1 Trans-Canada. Planning/preliminary design process will assemble environmental information to move towards environmental assessment process when required. Construction to take place over 5 years. Project under review by government.

Status: On hold
Est. Cost ($ million): 300
First Entry: Sep 1998
Start: ?
Finish: ?
Last Update: Sep 2002

Vancouver

955 Burrard Street Residential Tower Ph: (604) 669-7710 (Architect)
Proposed development of a 37-storey residential tower. Awaiting re-zoning. Project is in the planning stages. Architect: Davidson Yuen Simpson Architects.

Status: On hold
Est. Cost ($ million): ?
First Entry: Dec 2001
Start: ?
Finish: ?
Last Update: Sep 2002

[redacted]

1177 West Pender Office and Retail Development,
Wicklow West Ph: (604) 687-2990 (Architect)
Proposed 18-storey office tower at 1177 West Pender. Building permit issued. Architect: Musson Cattell Mackey Partnership. Project on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): ? — Finish: ?
First Entry: Mar 1999 — Last Update: Sep 2002

[redacted]

1155 West Georgia Office/Retail Tower,
Peterson Group Ph: (416) 598-8200
Proposed 26-storey tower containing 469,000 sq ft at 1155 West Georgia St (Georgia and Thurlow). Architect: Musson Cattell Mackey. Project on hold indefinitely.

Status: On hold — Start: Late 2002
Est. Cost ($ million): ? — Finish: Jun 2004
First Entry: Dec 1997 — Last Update: Jun 2002

[redacted]

Comox Hospital Wing Replacement,
St Paul's Hospital Ph: (604) 806-8536
Plans for Phase 3A are replacement of current emergency department and expansion of inpatient psychiatry beds from 28 to 55. Plan has been approved by Vancouver/Richmond Health Board and submitted to the Ministry of Health. Project is on hold while awaiting government approval. But because of the age of the building there is a high probability of renovation at sometime in the future.

Status: On hold — Start: ?
Est. Cost ($ million): 49 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

[redacted]

False Creek North Hotel, Canadian Metropolitan Properties Ltd.
Ph: (604) 682-0777
Proposed 29-storey, 300,000-sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457 rooms, restaurants, convention space. Architects: Architectura. Zoning received. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

[redacted]

Georgia West Office Building, Cadillac Fairview Ph: (604) 688-7236
250,000-sq ft commercial space consisting of offices and some retail at 1153 to 1161 W Georgia Street adjacent to the BC Gas building. Architect: Musson Cattell Mackey Partnership. Project on hold indefinitely and will not proceed unless a major tenant is secured.

Status: On hold — Start: ?
Est. Cost ($ million): ? — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

[redacted]

Mainland/Homer Residential/Commercial Towers,
Larco Group Ph: (604) 925-2700
Three structures containing 757 units on 500,000 sq m at 925-985 Mainland and 908 Homer streets. Architect: Kasian Kennedy Architects. Project Manager: Hobbs Project Management Ltd. Phase 1 is a 225,000 sq ft, 256 unit tower. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): ? — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

[redacted]

Woodwards Building Redevelopment,
BC Housing Ph: (604) 439-4715
Proposed development plan to convert the department store at 101 W Hastings previously owned by Woodward's. Provincial government bought the building March 2001 for housing, commercial and retail purposes. Up to 40% of the building will be occupied by 275 co-operative housing units and the remainder will be for commercial and retail use. Total floor area is 656,000 sq ft. Project was under review by Liberal government and has been put on hold for 2002. Architect: Rafii Architects Inc. and Davidson-Yuen-Simpson Architects.

Status: On hold — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2002

[redacted]

Whistler Hyatt Hotel Ph: (604) 261-8500
Proposal for nine-storey, 320,000-sq ft hotel on 10 acres on Northlands Blvd. To include 400 rooms, 225 studios, and 200 one-bedroom suites, plus meeting rooms, spa, and convention facilities. Project is on hold indefinitely. As of September 2002 Park Georgia has sold property and new owners have not submitted plans for project.

Status: On hold — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

[redacted]

Bralorne Gold Mine, Avino Mines & Resources Ltd. Ph: (604) 682-3701
Reactivation of Bralorne mine at 450 tonnes per day. Current reserves indicate a mine life of about 5 years. 530 person-months in construction; 157 employees when operational. Project on-hold pending increase in gold prices. Some site exploration done in Fall 2002.

Status: On hold — Start: ?
Est. Cost ($ million): 27 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2002

STATUS: CONSTRUCTION STARTED

[redacted]

Regional Health Centre - Matsqui Correctional Centre,
Correctional Service Canada Ph: (604) 526-2764 (CJP Architects)
Health-care centre for all federal corrections facilities in Pacific Region to include psychiatric and drug treatment centre and a medical hospital to be located at the Matsqui Complex. Architect: CJP Architects. Construction contractor: Bird Construction. Project 35% complete. Site services and foundations complete and buildings under construction.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 50 — Finish: 2005
First Entry: Jun 1998 — Last Update: Jun 2002

Highland Estates, Operating Engineers Mortgage Investment Fund
Ph: (604) 522-3622
Recreational commercial and residential development of 630-acre Cowan Point site. Phase 1: 200-ha site includes 38 single-family lots of have been sold; 27 houses are complete. Further phases are in rezoning process and include 314 living units, a small inn of 20 units, and community facilities including a school, community centre, church and a golf course. 300 acres have been sold to a local developer.

Status: Construction started — Start: Jan 2000
Est. Cost ($ million): 20 — Finish: 2004
First Entry: Sep 1998 — Last Update: Sep 2001

Madison Centre, Appia Developments Ltd. Ph: (604) 294-2742
500,000-sq ft development and 1300 parking spaces at Lougheed Highway and Halifax Street to include three towers with approximately 450 residential units. Phase 1 (East tower) completed . Phase 2: (West Tower) 25-storey tower on Buchanan Street under construction expected to be completed July 2002. Phase 3: residential tower to start construction immediately upon completion of phase 2. Project to be constructed in 5 phases and will include 70,000 sq ft of multi-level commercial space and a 6-storey office building. Architect: Lawrence Doyle Architect Inc.

Status: Construction started — Start: Late 1999
Est. Cost ($ million): 90 — Finish: 2004
First Entry: Mar 1999 — Last Update: Sep 2002

Southoaks Crescent Apartment Towers,
Appia Development Corp. Ph: (604) 294-0666
Three residential towers (18, 19 and 21 stories) at Southoaks Crescent. Architect: Lawrence Doyle Architect Inc. Consulting Engineer: Vector Engineering Services. First tower and Gemini tower are complete. The third tower Gemini II (approx 180,000 sq ft) is a 150-unit 21-storey tower with 2-3 levels of underground parking and six 2-storey townhomes. Dates are for Gemini II.

Status: Construction started — Start: Late 2001
Est. Cost ($ million): ? — Finish: 2003
First Entry: Mar 1998 — Last Update: Jun 2002

Discovery Place Advanced Technology Research Centre,
Discovery Parks Inc. Ph: (604) 734-7275
High-technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are complete, and others have been placed on hold or cancelled. As of Summer 2002 there are 5 buildings that are under construction; 2 buildings that are in the planning stages. Architect: Bunting Coady Architects.

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 40 — Finish: Summer 2005
First Entry: Dec 1997 — Last Update: Sep 2002

Skytrain, BC Ministry of Transportation & Highways Ph: (604) 292-7000
Project involves expansion of the Skytrain light rapid transit line. The 21-km line will link New Westminster, Columbia Station, Lougheed and Brentwood Malls in Burnaby, and Vancouver Community College with 12 stations. Lake City Way station in Burnaby is under construction and a station at Woodlands in New Westminster is planned for. Phase 1: Columbia St. to Braid completed Dec 2001, Braid to Lougheed Mall , then to Commercial Drive and Broadway to be complete Summer 2002. Millennium Line slated to open August 31, 2002. Phase 2: Lougheed Town Centre to Port Moody to Coquitlam Centre is in the planning stages and slated to be finished in 2005. Vancouver City Council voted to approve a $579-million line including a rapid bus system from Commercial Drive to Granville, to be completed by 2008. SAR Transit is the contractor for the new line's guideway. Website: www.rapidtransit.bc

Status: Construction started — Start: Oct 1999
Est. Cost ($ million): 1500 — Finish: 2008
First Entry: Dec 1997 — Last Update: Sep 2002

Willingdon Park, Slough Estates Canada Ltd. Ph: (604) 294-3544
Willingdon Park will feature 9-12 office buildings on a site adjacent to Highway 1 at Willingdon Ave when fully developed. Phase 4 (130,000 sq ft) and Phase 5 (67,000 sq ft) were completed in late 1999. Phase 6 (215,000 sq ft) construction started in April 2000 and was completed Sep 2001. Phase 7 (67,000 sq ft) completed in May 2002. Phases 8 and 9 are planned for although construction will not proceed until sometime in 2004/2005.. Finish date is for phase 7.

Status: Construction started — Start: 1989
Est. Cost ($ million): 110 — Finish: May 2002
First Entry: Dec 1997 — Last Update: Jun 2002

City-in-the-Park Towers, Station Hill Park Developments
Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 & 7368 Station Hill Drive includes seven towers of which five are complete. The next tower (21 storeys, 127,740 sq ft) has received rezoning third reading and will likely start construction in spring/summer 2003. Architect: Lawrence Doyle Architect Inc.

Status: Construction started — Start: 1997
Est. Cost ($ million): 50 — Finish: 2005
First Entry: Sep 1997 — Last Update: Sep 2002

The Village, Rempel Development Group Ph: (604) 857-1547
Long-term comprehensive development project to include housing, office and commercial space on 50 acres at 6760 Vedder Rd. Site servicing has started. Project formerly known as Pioneer Crossing has been re-designed to reduce the number of single family units from 170 to 96 and the townhouse units have been increased from 154 to 243. The number of apartments also increased from 106 to 300 conventional units or from 130 to 330 congregate care units. Of the 330 units a maximum of 80 apartment/studio-loft units are proposed to be constructed on the third storey above two storeys of commercial use in the town centre. The commercial area has increased in size from 3,716 sq m to 14,000 sq m. Project has received approvals. Subdivision not yet completed. Developer has applied for permits for first 34 lots. Building permits issued for 6 houses. Building permits issued for11 townhouse units.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Summer 2007
First Entry: Sep 2000 — Last Update: Jun 2002

[redacted]

Chilliwack Family Leisure Centre, Chilliwack Economic Partners Corp./ RG Properties Ltd. Ph: (604) 792-9311
The City of Chilliwack will construct the Leisure Centre in phases, proceeding initially with an aquatic centre, including family leisure pool, lap pool, therapeutic pool and fitness centre. Upgrading of the Exhibition Grounds playing field, new change facilities, and a family park with a playground, water park, basketball courts and skateboard area will follow. Youth and seniors centres started once the aquatic complex was under construction. Planning for a multiplex arena with a capacity of 3500 people that can be expanded in future to seat 6500 people., a second ice sheet with a seating capacity of 300 people. The multiplex will also contain other developments such as retail, restaurant and commercial facilities. The city is seeking submissions from proponents to supply services for the complete development of the multiplex. The Leisure Centre and nearby improvements are the first phase in the redevelopment of the 38-acre downtown Exhibition Grounds. The multiplex development is under negotiations and will be under construction early in 2003.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 40 — Finish: Fall 2004
First Entry: Jun 1999 — Last Update: Sep 2002

[redacted]

Chilliwack Business Estates, Chilliwack Economic Partners Corp.
Ph: (604) 792-9311
Site adjacent to Highway 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing & distribution, and office buildings. Final phases may include hotel, convention centre and retail spaces. 56-acre Phase 1 construction completed with $15-million, 75,000-sq ft laboratory and manufacturing centre on 10.5-acre site. Soprema Roofing Products has completed construction to expand their storage area doubling the size of their existing facility. Oak West has completed 100,000-sq ft furniture manufacturing and multi-tenant facility. Volume Carpets has completed a 5000-sq ft commercial facility. A-One Machinery will be constructing a 3500 sq ft facility. Convention centre will involve retail space and condominium development at a cost of $30 million should it go ahead.

Status: Construction started — Start: Oct 1998
Est. Cost ($ million): 50 — Finish: 2018
First Entry: Sep 1998 — Last Update: Sep 2001

[redacted]

1335 Pinetree Way Residential Development, Polygon Homes Ltd.
Ph: (604) 877-1131
Proposed development of 650 units in townhouses and 4-storey apartment buildings to be constructed in 3 phases. Amendments to the OCP have been approved. Phase 1. 115 units in two storey 4 storey buildings is under construction as Sep 2002.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 40 — Finish: Summer 2005
First Entry: Dec 2001 — Last Update: Sep 2002

[redacted]

Coquitlam Centre Mall Expansion, Morguard Investments Ltd.
Ph: (604) 681-9474
Approx 250,000-sq ft expansion includes new parking deck and a renovation of 134,000 sq ft of Coquitlam Centre mall at 2929 Barnet Ave. To include four large-format stores, 50 smaller retail stores, and a food court. Main buildings completed with retrofit of old Eaton's building start construction early part of 2003. Lower level to be leased to London Drugs and many small retail businesses. Upper Level to be leased to 2 large retails stores, 25,000 sq ft each. Architect: Architectura Planning. General contractor: Stuart Olson Construction Inc.

Status: Construction started — Start: Spring 2000
Est. Cost ($ million): ? — Finish: Summer 2003
First Entry: Mar 1999 — Last Update: Sep 2002

[redacted]

Derwent Business Centre, Grosvenor International Canada Inc.
Ph: (604) 683-1141
Grosvenor will design-build warehouse industrial buildings on its 40-acre subdivision. Three warehouses (total 280,000 sq ft) are completed. Two buildings Millenium 4 and 5 are under construction. Millenium 4 will be finished December 2003 and Millenium 5 will be finished March 2003.

Status: Construction started — Start: Fall 1999
Est. Cost ($ million): 15 — Finish: Mar 01 03
First Entry: Mar 1999 — Last Update: Sep 2002

[redacted]

Horseshoe Bay Ferry Terminal Improvements,
BC Ferries Corporation Ph: (250) 381-1401
Improvements include relocation of 0.5 km of roadway and removal of Argyle overpass. Phase 1: Construction commenced Jan 2001 with re-location of the toll booths further uphill. Other improvements will include expanded terminal holding compound and parkade, a facility for maintenance staff, and an office for administration and foot-passenger tickets. New overhead walkway completed in May 2002. A 462-vehicle, three level parkade is under construction with completion in October 2002.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 30 — Finish: Fall 2002
First Entry: Dec 1999 — Last Update: Sep 2002

[redacted]

Willowbrook Residential Development, Polygon Homes Ltd.
Ph: (604) 877-1131
3 Developments around 66th and 68th Ave and 206th and 202nd Street. The Amberly,186 townhomes has 4 phases, 2 and 3 under construction. The Steeplechase, 88 townhomes is under construction. The third development is in the approval stages and will have 130 homes. Architect: Ramsey Worden Architects.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): ? — Finish: Late 2003
First Entry: Sep 1998 — Last Update: Sep 2002

[redacted]

200th Street Highway Interchange,
BC Ministry of Transportation & Highways Ph: (604) 660-8204
Under partnership arrangement with Langley and developer BA Blacktop, interchange to be built at 200th Street and Highway 1. BA Blacktop planning to make substantial investments in commercial facilities that will also create significant employment opportunities.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 25 — Finish: Spring 2003
First Entry: Sep 1997 — Last Update: Sep 2002

Squamish Highway Upgrading, BC Ministry of Transportation
Ph: (604) 660-8300
Ongoing and proposed new major upgrades to Highway 99 are planned as part of the 2010 Olympic Bid program of improvements. The current proposal is to widen the highway at various points with three and four lanes. Smaller upgrades are ongoing, e.g. 21 km of paving in summer 2002.

Status: Construction started — Start: Jun 2001
Est. Cost ($ million): 150 — Finish: Jun 2006
First Entry: Dec 1997 — Last Update: Sep 2002

Maple Ridge Town Centre Redevelopment, Maple Ridge District/ Voth Brothers Developments Ltd. Ph: (604) 463-5221
Development of 3.2-ha site at 11995 Haney Place to include 150-room hotel, 500-seat performing-arts centre, library and office tower, municipal hall and leisure centre. Phase 1 (100,000 sq ft. office tower and library) construction completed Feb 2001. Underground parkade construction of Phase 1 (350 spaces) complete and Phase 2 (500 spaces) complete. Phase 2: Expansion of the leisure centre and new youth centre is complete. Phase 3: Arts centre (150,000 sq. ft.) 500 seats is under construction and will be completed by Dec 2002, occupancy March 2003. Phase 4: Hotel construction date to be announced.

Status: Construction started — Start: Jan 2000
Est. Cost ($ million): 50 — Finish: Jan 2004
First Entry: Sep 1998 — Last Update: Sep 2002

The Junction Shopping Centre, Rescan Property Services
Ph: (604) 685-3207
382,000-sq ft shopping centre on 36-acre site at 32555 London Ave referred to as Phase 1 is complete and includes 158,000 sq ft of retail, service and restaurant space anchored by a 60,000-sq ft Save-On Foods store. Phase 2 includes a SilverCity 12-screen movie theatre (opened May 2000) and a 30,000-sq ft London Drugs store opened Nov 1999). Other plans for Phase 2 include a big box retailer with which a conditional agreement for a 45,000-sq ft store has been reached. Construction dates for big box store. Canadian Tire purchased and will develop a 48,000-sq ft store on 4.87 acres of Phase 2. No date for start of Canadian Tire.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 70 — Finish: Summer 2003
First Entry: Sep 1997 — Last Update: Sep 2002

Port Royal Planned Community, Aragon Development Corp.
Ph: (604) 732-6170
Planned village for 3000 residents on the eastern section of Lulu Island on a 65-acre parcel formerly the site of a sawmill, box plant and a foundry. Two parcels under construction. Remaining 50 acres to include up to 200 homes, 200 townhomes, 400 condominiums, parks and trails. Architect: Ramsay Worden Architects Ltd. Master Planning underway. Proposed layout received rezoning, public process completed in February of 2002. Will be a phased development over six to seven years. Have finalized site-plan for 50 acres with city. In process of making applications for the first phase of the subdivision (70 - 80 units). Site servicing to commence mid fall 2002 with construction expected to start early spring 2003.

Status: Construction started — Start: 1997
Est. Cost ($ million): 200 — Finish: 2004
First Entry: Sep 1997 — Last Update: Jun 2002

Harbourside Business Park, Concert Properties Ltd.
Ph: (604) 688-9460
Project includes an auto mall (has eleven tenants with sites for two more for a total of 13), a light-industrial business park, and a hotel and shopping area on 27 hectares of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1: two buildings of approx. 35,000 sq ft; are completed (Van Electric Box and Suntech Optics). Phase 2: site is being serviced, application for building permit for hotel and retail development occurred early 2001. Harbourside Centre Phases 1 and 2 completed in October 2001 are presently leasing . Dockside Business Centre is completed. Harbourside Corporate Estates opened September 2001. Waterfront Office to be occupied by Summer 2002. General Motors dealership construction started October 2001. Hyundai Dealership construction started June 2002. Developer has entered into discussions with Vancouver Port Authority regarding development of a marina at the eastern end of the business park. The marina is part of a development that would include restaurants. A private high school (Bodwell International High School) approx 63,000-sq ft for 350 students, a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms has received rezoning approval and is in working drawings stage. The school will cost $6.5 million and is expected to be completed by May 2003.

Status: Construction started — Start: Spring 2000
Est. Cost ($ million): 110 — Finish: 2005
First Entry: Jun 1998 — Last Update: Jun 2002

Versatile Shipyards Mixed Use Development,
Pinnacle International Ph: (604) 988-1688
Development of former Versatile Shipyard Site to include 825,000-sq ft of 1000 residential units, 100,000-sq ft retail space, 100,000 to 200,000 sq ft office space, 38,000-sq ft community use, 12,000-sq ft industrial use, a hotel with 110 rooms and 10,000-sq ft of convention space will be constructed to step downwards from 12-storeys at the west end to 6-storeys at the east end, a marina and three piers. There are four heritage buildings, the pipe, coppersmith and the machine shops, on the site that will be upgraded and will be used mainly for restaurant and retail use. Each parcel of land to be developed will be subject to a public hearing and review by the city. On the northeast corner of the realigned Lonsdale and Esplanade avenues a 5-storey office and retail building will be constructed and just to the east a 16-storey apartment building is will also be built.

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 400 — Finish: 2007
First Entry: Jun 1998 — Last Update: Sep 2002

Lower Lonsdale Development Plan, North Vancouver City
Ph: (604) 985-7761
Proposed six-block development area (owned mostly by the North Vancouver City) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third Street, St George's Avenue, Chesterfield Avenue and Esplanade. West View Homes a 12-storey high rise apartment building on Site 4 is complete and a four-storey wood frame apartment building for Site 6 is complete. Fairmount Pacific are the developers of Sites 5A & B. Site 5 plans to include two 120- foot towers with a total of 268 apartment units called El Paseo with some townhouses on 1st Street are under construction.. A 34,000 sq ft multi-purpose community centre with facilities for seniors and youth to be built for the city by developer. There will also be 20,000 sq ft of retail space aside from the IGA which will be a 20,000 sq ft grocery store on Site 5. Paul Merrick architect for Site 5

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 140 — Finish: 2010
First Entry: Mar 1998 — Last Update: Sep 2002

Rutherford Creek Water Power Project,
Rutherford Creek Power Ltd. Ph: (604) 633-9990
Proposed 30+ megawatt run-of-river electricity project six km south of Pemberton on Hwy 99. Water Licence approved in Oct 2001, all agreements in place. Site clearing commenced.

Status: Construction started — Start: Sep 2002
Est. Cost ($ million): 40 — Finish: Summer 2003
First Entry: Jun 2000 — Last Update: Sep 2002

Miller Creek Power Project, Miller Creek Power Limited
Ph: (780) 412-3371
Proposed approx. 25-MW run-of-river hydroelectric facility five km north of Pemberton on Miller Creek will provide approximately 100 GWh of electricity to meet needs of 10,000 residential customers per year. The project includes a penstock, two water intakes, a 2.5-km power line, small powerhouse, and road access. General contractor: Western Versatile.

Status: Construction started — Start: May 2001
Est. Cost ($ million): 29 — Finish: Spring 2003
First Entry: Sep 1998 — Last Update: Sep 2002

NewPort Village, Bosa Development Corp. Ph: (604) 985-3177
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at Ungless, Guildford and Ioco Road. Architect: Perkins & Co. Architecture & Urban Design. Phases 1,3,4 and 5 and part 1 of Phase 2 are complete. Phase 4: office building completed Fall 2001. Part 2 of phase 2: a residential tower is in the working drawings stage. Phase 2: approximately 600 units (500,000 sq ft) in one lowrise and four highrise buildings will begin construction after completion of residential tower and phase 8. Phase 8: The Belcarra is 75 units in a lowrise wood frame building under construction and expected to be completed by the end of 2002.

Status: Construction started — Start: 1995
Est. Cost ($ million): 150 — Finish: 2005
First Entry: Dec 1997 — Last Update: Jun 2002

Burrard Generating Plant Upgrade, BC Hydro Ph: (604) 663-3651
Upgrading of present power-generating facilities B.C. Hydro is modernizing the Burrard Thermal natural-gas-fired plant to substantially reduce nitrogen oxides emissions. All six generating units have been converted to selective catalytic reduction technology. A facility for dechlorination of plant water is complete. Other general improvements include completion of work on three generating units (units 4,5 & 6) to improve efficiency and operability. Other 3 generating units are not included in these construction dates. Project engineers: Sandwell Inc./Stone and Webster Canada Ltd.

Status: Construction started — Start: 1994
Est. Cost ($ million): 500 — Finish: Mar 2003
First Entry: Sep 1997 — Last Update: Sep 2002

Hudson's Bay Company Distribution Centre,
Hudson's Bay Company Ph: (604) 736-2554 (CTA Design Group)
Distribution centre to be located at No. 8 Road and Blundell. Warehouse will be 2-storeys (404,000 sq ft), crop dock (393,000 sq ft) and 2 floors of office space (24,000 sq ft). Architect: CTA Design Group.

Status: Construction started — Start: Mar 2002
Est. Cost ($ million): 25 — Finish: Dec 2003
First Entry: Mar 2002 — Last Update: Jun 2002

Imperial Landings, Onni Developments Ph: (604) 602-7711
Proposed development at 4320 Moncton St. of retail space (approx 30-50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45-55,000 sq ft) and 500+ mix of townhomes, condominiums and single-family homes on approx 21 hectares. Phase 1; 250 units is under construction Fall 2002. Site preparation is also underway for condominiums. Phases 2 and 3 are currently in rezoning process.

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 70 — Finish: 2005
First Entry: Sep 2001 — Last Update: Sep 2002

Vancouver International Airport Expansion,
Vancouver Airport Authority Ph: (604) 276-1447
Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of first building of west chevron to start late 2002, to be complete May 2005. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1. Domestic departures terminal renovation ($52 million) completed in Jun 2002. 100% Holdback Screening Project 9security project) to start in January 2003. $90 million project including renovations and purchase of new high technology.

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 1000 — Finish: 2010
First Entry: Jun 1999 — Last Update: Sep 2002

Richmond Senior Secondary School,
School District 38 (Richmond) Ph: (604) 668-6000
Replacement of existing building with a 2-storey 11,930 sq m new school to hold 1200-students. Plans are completed. Architect: Advanced Architecture Inc.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Sep 2003
First Entry: Sep 1998 — Last Update: Jun 2002

The Palms, Bosa Ventures Ph: (604) 299-1363
400,000-sq ft residential development at 8471 Bennett Rd. Phase 1 is 100,000 sq ft in two structures: the Monaco is complete (16 storeys,116 units) and the Clio (6 storeys) is planned for the last phase. The Fontana, (six cluster groups of 30 - 3 storey townhouses) is complete. Phase 3 the Coronado is a 16-storey structure with 155 units is under construction and will be finished June 2003. Phase 4 is four four-storey structures with approx 90 units is postponed until 2003 as it is dependent upon the market. Architect: Jan H. Timmer Architecture Ltd.

Status: Construction started — Start: 1998
Est. Cost ($ million): ? — Finish: 2004
First Entry: Dec 1997 — Last Update: Sep 2002

MacNeill Secondary School, School District 38 Ph: (604) 668-6000
A two-storey, 12,000-sq m senior secondary school to be located on No. 4 Road between Granville Avenue and Alberta Road. Architect: Killick Metz Bowen Rose Architects.

Status: Construction started — Start: Mar 2001
Est. Cost ($ million): 20 — Finish: Late 2002
First Entry: Sep 1997 — Last Update: Sep 2002

[redacted]

Sea to Sky Hwy Condominiums/Commercial,
Canadian Destination Properties Ph: (403) 244-1155
Four- or five-phase development on the Sea to Sky Highway near Squamish. To include 110 condo units with commercial at ground level; approx 150,000 sq ft on 14 acres. Rezoning approved. Start and finish dates are for Phase 1: up to 70,000 sq ft commercial development as well as Royal Canadian Legion building. Canadian Tire store in phase 1 is completed and construction on Legion began May 2002. The balance of phase 1 (38,000 sq ft) will be developed as commercial and retail space and includes a cinema with construction started June 2002.

Status: Construction started — Start: Summer 2001
Est. Cost ($ million): 30 — Finish: Late 2002
First Entry: Sep 1999 — Last Update: Jun 2002

[redacted]

Garibaldi Springs Golf & Country Club,
Newport Ridge Golf Ltd. Ph: (604) 925-8928
Proposed golf course, clubhouse and a 110-unit hotel plus 94 townhouse units and 15, 000 sq ft of commercial space. Townhouse construction and 9 hole golf course under construction Fall 2002. 18 hole golf course to be completed 2004. Hotel in planning stage.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): 20 — Finish: 2005
First Entry: Dec 1997 — Last Update: Sep 2002

[redacted]

Seniors Retirement Facility, Elim Housing Society Ph: (604) 930-2475
10 structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on an 18-acre site in the 9000 block at 160th street. Phased development to occur over 10 years. First phase: 14 duplexes completed and a 42-unit apartment completed. Architect: OCA Architects . Building A (49 units) is under construction as well as 22 townhomes. More development will proceed in 2003 as economy permits.

Status: Construction started — Start: Sep 2000
Est. Cost ($ million): 75 — Finish: 2007
First Entry: Jun 1999 — Last Update: Sep 2002

[redacted]

Wedgewood Townhouses, Lakewood Developments Ltd.
Ph: (604) 597-7100 (Elbe Locke Walls & Assoc Archs)
Two-storey, 257,000 sq ft residential development (96 units) at 156 St. and 30 Ave. Architect: Elbe Lock Walls & Associates Inc. Phase 10 and 11(of 16 phases) under construction. Architect: Elbe Lock Walls & Associates Inc.

Status: Construction started — Start: Summer 1998
Est. Cost ($ million): ? — Finish: Jun 2003
First Entry: Dec 1997 — Last Update: Sep 2002

[redacted]

Central City Building, SFU/City of Surrey Ph: (604) 586-5263
Formerly called Technical University of BC Office buildings being built adjacent to the Surrey Place mall (including expansion of the mall and four office towers) at Hwy 10 near 176th Street. The space developed will be 1,000,000 sq ft Project is 80 % complete. Architect: Bing Thom Architects. General contractor: PCL Constructors Canada.

Status: Construction started — Start: Late 2000
Est. Cost ($ million): 253 — Finish: Jan 2003
First Entry: Sep 1997 — Last Update: Sep 2002

[redacted]

1280 Richards Ph: (604) 731-9053
26 storey residential tower and 3 levels of underground parking at 1280 Richards.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Fall 2003
First Entry: Jun 2002 — Last Update: Jun 2002

[redacted]

The Domus Building at 1055 Homer,
Qualex-Landmark Developments Inc. Ph: (604) 685-0111 (Intertech)
Proposed 27-storeys above and 3 below (143,000 sq ft) apartment tower at 1055 Homer St. Development will be 135 units which includes 8 townhomes. General Contractor: Intertech Construction Management Ltd.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): 21 — Finish: Late 2003
First Entry: Mar 2002 — Last Update: Jun 2002

[redacted]

1010 Richards Street, Polygon Development 65 Ltd.
Ph: (604) 871-4226
Proposed development of 184 units in a 23-storey-above and 2-storey-below, 115,000-sq-ft residential tower. Awaiting city approvals.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): 25 — Finish: Fall 2003
First Entry: Dec 2001 — Last Update: Jun 2002

[redacted]

1225 Richards The Eden, Bosa Development Corp. Ph: (604) 299-1363
Residential tower of 185 units with retail in a 195,000-sq-ft 25-storeys-above and 3-storeys-below at 1225 Richards St.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): ? — Finish: Early 2004
First Entry: Dec 2001 — Last Update: Jun 2002

[redacted]

901 Beatty Street Residential Development, Concert Properties
Ph: (604) 685-9875
Proposed development of two towers. Tower 1 is a 188 units in a 27-storeys-above and 3-storey-below residential tower and a 3-storey townhouse. Tower 2 is a 20-storey-above an 2-storey-below 166-unit residential tower which includes a 2-storey townhouse.

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 50 — Finish: Summer 2004
First Entry: Dec 2001 — Last Update: Sep 2002

[redacted]

Vancouver Public Works Yard, Vancouver City Ph: (604) 873-7276
Development of a works yard located on Chess St. The 45,000 sq metre site will include storage and buildings totalling 20,500 sq metres. Omicron Consulting was awarded the design and construction management contract.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 22 — Finish: Fall 2003
First Entry: Sep 2001 — Last Update: Sep 2002

[redacted]

Little Mountain Reservoir Seismic Upgrade,
Greater Vancouver Regional District Ph: (604) 451-6192 (GVRD)
Project includes the demolition and reconstruction of the reinforced concrete drinking water reservoir and value chamber under the parking lot at Queen Elizabeth Park, to expand the size by up to 25%.

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 40 — Finish: Late 2003
First Entry: Mar 2001 — Last Update: Sep 2002

[redacted]

1295 Richards The Oscar, Concert Properties Ltd.
Ph: (604) 688-8254 (Architect)
23-storey apartment building, located at 1295 Richards Street. The tower is comprised of 211 homes including 12 townhomes, two levels of underground parking with lounge and fitness room amenities. Architect: Howard Bingham Hill Architects.

Status: Construction started — Start: Fall 2001
Est. Cost ($ million): 17 — Finish: Fall 2002
First Entry: Dec 2000 — Last Update: Jun 2002

[redacted]

Pivato High Tech Development, Concord Pacific Ph: (604) 684-1151
Proposed five-block high technology campus in the Yaletown area at 858 & 898 Beatty street, to accommodate approx 2000 employees. Approximately 225,000 sq ft of office and commercial space in two phases. Phase 1: 7-storey office building with commercial space and a restaurant on a podium level with 2.5 levels of underground parking. Phase 2 is on hold and may follow phase 1 depending on market conditions. Project Manager: PCI Group. Architect: Busby and Associates.

Status: Construction started — Start: Aug 2001
Est. Cost ($ million): 25 — Finish: Oct 2002
First Entry: Sep 2000 — Last Update: Mar 2002

[redacted]

1028 Nelson Residential/Commercial Tower, Hyland Turnkey Ltd./
St. Andrew's Wesley Church Ph: (604) 688-1385
22-storey residential building to include 193 market rental apartments with six townhouses, a two-storey commercial podium at base and three levels of underground parking. Project is approximately 80% complete. General contractor: Stuart Olson Construction Inc.

Status: Construction started — Start: Nov 2000
Est. Cost ($ million): ? — Finish: Fall 2002
First Entry: Mar 2000 — Last Update: Jun 2002

[redacted]

1428 W. Georgia Residential Tower, PCI Group Ph: (604) 684-1151
A 175,000 sq ft 23-storey 183-unit rental apartment with 4 levels of underground parking and 5 townhouses at the base of the building adjacent to the Georgian Towers Phase 2 apartment buildings. Project 75% completed Sep 02. Architect: Musson Cattell Mackey.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 30 — Finish: Late 2002
First Entry: Mar 2000 — Last Update: Sep 2002

[redacted]

1300 W Pender Residential Tower, Pinnacle International
Ph: (604) 988-1688
Located at 1300 and 1328 W. Pender the Classico is a 34-storey 201 unit residential tower including 5 townhouses and a three-storey building for commercial use. There will be three levels of underground parking. Architect: Howard Bingham Hill Architects.

Status: Construction started — Start: Summer 2001
Est. Cost ($ million): 40 — Finish: Late 2002
First Entry: Dec 1999 — Last Update: Jun 2002

[redacted]

BC Cancer Research Centre Project, BC Cancer Agency
Ph: (604) 877-6103
Development of a fully-integrated 8-storey 225,000-sq ft cancer research centre including genome sequencing labs at 675 West 10th Ave near the Vancouver General Hospital. The building will include space for offices, administration and eight laboratories and will accommodate 600 staff. Demolition of existing structure started Feb 2002 with the new building expected to open in 2004.

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 84 — Finish: Summer 2004
First Entry: Sep 1999 — Last Update: Sep 2002

[redacted]

Dedicated Fire Protection System, City of Vancouver
Ph: (604) 873-7011
Development of an earthquake-resistant fire protection system for downtown Vancouver and some adjacent areas. This multi-year project includes two pump stations, intake structures (completed), and pipeline along Homer Street (completed), Pender Street (completed), and pipeline underwater in False Creek to Fairview Slopes and the Kitsilano area (completed). In 2003 a pipeline will be constructed down 6th Avenue from Cypress Street to MacDonald Street. A pumping station in Kitsilano and an extension to the pipeline of approx 500m to service areas south of False Creek will also be built. Engineering Consultant: Golder Associates.

Status: Construction started — Start: 1993
Est. Cost ($ million): 48 — Finish: 2004
First Entry: Sep 1999 — Last Update: Jun 2002

[redacted]

Tech-Park, Schroeder Properties/ING Realty Partners
Ph: (604) 685-3207
A phased development on 17 acres of land at False Creek Flats at Station and National Streets. Plans for 13 structures, 2.5 million sq ft for high-tech industries in a gated 'campus'. Rezoning is complete. Construction to commence with leasing. One structure is a 200,000 sq ft 7-storey above with 2-storeys below grade to be developed by Bosa Development Corp. Architect: Musson Cattell Mackey Partnership. Construction started at the DPI False Creek Research Park on the second of four multi-tenant buildings (approx. $30 million). Building 1 is 75,000 sq ft. Building 2 is 75,000 sq ft. When False Creek Research Park is fully developed it will provide approx 300,000 sq ft of space.

Status: Construction started — Start: Mar 2002
Est. Cost ($ million): 500 — Finish: 2005
First Entry: Sep 1999 — Last Update: Jun 2002

Vancouver

Broadway Tech Centre, Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. Eight new buildings will be constructed in 1,000,000 sq ft of commercial office and warehouse space. Building permits issued for phase 1: 3 buildings with total of 540,000 sq ft plus underground parking. Phase 2: 4 4-storey buildings with a total of 460,000 sq ft are awaiting approval by city which is expected by Fall 2002. Architect: Bunting Coady Architects. Bird Construction is the general contractor. Construction start and finish dates are for buildings 2 and 3 of phase 1. Building 1 not started yet. Still awaiting approval of Phase 2 by City as of Sept. 2002.

Status: Construction started — Start: Summer 2000
Est. Cost ($ million): 80 — Finish: Oct 2003
First Entry: Mar 1999 — Last Update: Sep 2002

Vancouver

Davie and Homer Residential Building, Cressey Development Corp.
Ph: (604) 683-1256
Proposed 156-unit residential building at the southwest corner of Davie and Homer.

Status: Construction started — Start: Late 2001
Est. Cost ($ million): ? — Finish: Fall 2002
First Entry: Mar 1999 — Last Update: Dec 2001

Vancouver

Brava Towers, Wall Financial Corp. Ph: (604) 893-7131
Two residential towers (33 and 22 storeys) at Seymour and Davie totalling 450,000 sq ft in 439 condo units with 17,000 sq ft of it commercial space at ground level.

Status: Construction started — Start: Winter 2002
Est. Cost ($ million): 65 — Finish: Winter 2003
First Entry: Sep 1998 — Last Update: Sep 2002

Vancouver

Champlain Mall Redevelopment, PCI Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, 100,000-sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Re-development includes public library and police office on 16.5-acre site. Preparation of construction drawings of residential component is complete with construction starting in May 2002. Residential component will be constructed in phases. Phase 1: 40 3-storey townhouse units. Phase 2: 200 3-storey townhouse units. Phase 2 will follow phase 1. Architect: W. T. Leung Architects.

Status: Construction started — Start: May 2002
Est. Cost ($ million): ? — Finish: Fall 2004
First Entry: Sep 1998 — Last Update: Jun 2002

Vancouver

Concord Pacific Place, Pacific Place Developments
Ph: (604) 685-9977
Proposed marina and 1157-unit residential towers in the 1100 block Pacific Blvd and increased height allowances for two towers at 500 Pacific. Neighbourhood concept plan approved for 204-acre site. A 38-storey 248 unit residential tower (West One) at corner of Pacific and Homer to be completed Dec 2002. The Azura a $19.9 million 33-storey 196-unit tower and townhouses at 500 Pacific started construction in December 2001 and is to be completed Fall 2003. Construction started Mar 2002 on towers 1E and 1L (approx 400,000 sq ft) and are each 32-storeys above and 4-storeys below with a total of 400 residential units at 498 Pacific Blvd.

Status: Construction started — Start: 1998
Est. Cost ($ million): 1000 — Finish: Fall 2003
First Entry: Sep 1998 — Last Update: Jun 2002

Vancouver

Spaghetti Factory Redevelopment, Reliance Holdings Ltd.
Ph: (604) 683-4131 (Architect)
Proposed re-development of two lots adjacent to Spaghetti Factory restaurant. Approximately 165,000-sq ft project to include nine-storey, 58-unit condominium tower over retail space, and four-storey retail building. Renovations to existing six-storey restaurant building to add 64 units of live/work space. A design/develop project. Excavation started September 2001. Seismic upgrading completed.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): ? — Finish: Fall 2004
First Entry: Sep 1998 — Last Update: Jun 2002

Vancouver

955 Richards Street Development, Bosa Ventures Construction
Ph: (604) 299-1363
Proposed 207,455-sq ft apartment development consisting of several apartment towers. Construction of one tower is complete. Phase 2: a 30-storey residential tower adjacent to Nelson St. began construction Dec 2000 and is expected to be completed by Oct 2002.

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): ? — Finish: Sep 2002
First Entry: Mar 1998 — Last Update: Jun 2002

Vancouver

Mixed-Use Development, Westbank Projects Ltd.
Ph: (604) 873-4333 (Architect)
Construction of three retail spaces and 102 condominiums in a six-storey building on former Safeway site at 41st Ave and Victoria Drive. Architect: James KM Cheng Architects. Phase 1, commercial space is complete. Phase 2, 102 rental units is under construction.

Status: Construction started — Start: Spring 1999
Est. Cost ($ million): ? — Finish: Spring 2003
First Entry: Mar 1998 — Last Update: Sep 2002

Vancouver

Arbutus Walk, Concert Properties Ph: (604) 685-9875
Condominiums and retail space in several buildings on land bounded by Arbutus and Vine, 10th and 11th Avenues. Includes a greenway along 11th Ave to connect to existing parks. The O'Keefe at Arbutus Walk, an 8-storey 177-unit rental and condo project for seniors of approx. 195,000 sq ft. with underground parking started construction June 2001 and be complete in December 2002. General Contractor is Bosa Construction.

Status: Construction started — Start: 1996
Est. Cost ($ million): ? — Finish: 2003
First Entry: Dec 1997 — Last Update: Jun 2002

Vancouver

Bayshore Gardens, Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Drive (West Georgia and Denman Streets, Vancouver). Consists of residential buildings at 1650, 1680, 1717, 1777, 1710 and 1790 Bayshore Drive. The project is an eight-year, four-phase project including 11 buildings, expanded hotel, upgraded marinas and underground parking. Project area is 1.1 million sq ft. First and second phases are completed. Construction commenced on 1680 Bayshore Fall 2000 completed in May 2002. A 19 storey, 11190 sq m tower at 1650 Bayshore has city approval with construction expected to be completed at the end of 2003 (Architect: Downs-Archambault). A 25-storey tower (91 units), a 7-storey residential building and 3-storey townhomes containing 12 units at 1610 Bayshore is planned.

Status: Construction started — Start: 1996
Est. Cost ($ million): 400 — Finish: 2003
First Entry: Dec 1997 — Last Update: Jun 2002

Vancouver

Bentall V Project, Bentall Development Inc/OMERS Realty Corp. Ph: (604) 661-5000
Bentall V 33-storey office-hotel tower of approximately 630,000 sq ft, with retail/service amenities at street level and expansion of underground parking capacity at 550 Burrard Street. Phase 1: 22-storey office tower with ground floor retail/office and 7 storeys below grade for a total of 436,000 sq ft with a temporary landscaped plaza will be completed by end of 2002. Phase 2, the subject of a future development application, will be for the remaining 11 storeys of the tower, the retail pavilion, and a permanent plaza . Construction to start in Fall 2003. Architect: Musson Cattell Mackey Partnership.

Status: Construction started — Start: Mar 2001
Est. Cost ($ million): 50 — Finish: Late 2004
First Entry: Dec 1997 — Last Update: Sep 2002

Vancouver

Citygate Complex, Bosa Development Corp. Ph: (604) 985-3177
Development of site between Main and Quebec Streets, east end of False Creek. Will include 1,000 residential units, retail and office space in seven high-rises and a series of low-rises. Architects: Perkins & Co. Architecture & Urban Design Inc. Eight phases: Phase 5, the Viceroy is completed. The next tower, phase 6,The Brighton $40 million consisting of 145 units has started construction in Summer 2002. Phase 7: social housing has been completed. Phase 8: rezoning underway.

Status: Construction started — Start: 1989
Est. Cost ($ million): ? — Finish: 2004
First Entry: Dec 1997 — Last Update: Sep 2002

Vancouver

Coal Harbour Redevelopment Ph: (604) 893-8880
A multi-year project in three phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3500 residents when fully built. First two phases are complete. Phase 3: five apartment buildings three of which the Avila (21-storey), the Bauhinia and the Escala tower (28-storey) are complete. The fourth and fifth towers the Cascina (25-storey) and Denia (20-storey) are under construction and expected to be completed in Oct. 2003. One 350-berth marina and the Coal Harbour Community Centre completed. The five towers, marina and community centre are situated in the Marina neighbourhood. Shaw Tower (489 ft tall) on Burrard Landing site is a 532,000 sq ft 40-storeys above grade and 5-storeys below. The tower is estimated to cost $150 million and will consist of 130 residential units on the upper 26 floors and offices on the lower 14 floors with 5 floors of underground parking. Architect for Shaw Tower is James K. Cheng. Project has received approvals from city and earthwork began Feb 2002 with construction proceeding in 2002 and is expected to complete in June 2004. Ledcor Industries are the construction managers for Burrard Landing. Aspac Developments have purchased the three remaining sites and will build 500 residential units over a 4-5 year span. Finish date is for Shaw Tower.

Status: Construction started — Start: 1992
Est. Cost ($ million): 1000 — Finish: Summer 2004
First Entry: Dec 1997 — Last Update: Jun 2002

Vancouver

Concord Pacific Place, Concord Pacific Ph: (604) 899-8800
Urban redevelopment of north shore of False Creek in Vancouver (includes former Expo 86 site) to include up to 8,500 housing units and 280,000 sq m of commercial space. Quayside Waterfront Bloc Phase 3 includes 34-storey, $42-million tower started construction in Feb 2000 completed Feb 2002. MarinaSide Resort Residences ($70-million, 353-unit condo tower - 193 BaySide Mews) is completed. Beach Neighbourhood: seven towers at 600 Pacific, received development permits for a 28-storey high rise (Waterford) at 1499 Homer and 41-storey tower (West One) at 498 Pacific Blvd. A 33-storey above and 4-storeys below grade tower with started construction in December 2001. Excavation is completed on Tower 1B at 1483 Homer St. is a 28-storey tower with 4 below grade 129 residential units The development will be a total of 13 buildings. Two towers at 400 Beach are each 24-storeys, an 18-storey tower, an 8-storey mid-rise and a 3-storey amenity building with 4-srorey townhouses will all be built above 3-storeys of underground parking.

Status: Construction started — Start: 1991
Est. Cost ($ million): 3000 — Finish: 2009
First Entry: Dec 1997 — Last Update: Jun 2002

Vancouver

International Village Stage 2, Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Second stage of International Village development at the northern end of the former Expo site, just west of Chinatown bound by Pender, Keefer, Abbot and Taylor streets (500 Abbott St). Commercial space of 300,000 sq ft is offered and 160,000 sq ft of residential property. The commercial component (completed) features a Cinemark 12-screen movie theatre, food court and several restaurants and a 23-storey tower which is complete. Two other high rises of 30 and 32 storeys are planned in southeast quadrant of site (Lot F). Development to start again in 2002, depending on economic conditions. The southwest quadrant of the site will be developed later.

Status: Construction started — Start: Dec 1997
Est. Cost ($ million): 400 — Finish: 2005
First Entry: Dec 1997 — Last Update: Sep 2001

Vancouver

Lions Gate Bridge Project, BC Ministry of Transportation
Ph: (604) 660-1247
Upgrading of Lions Gate Bridge including: replacing the bridge deck; widening traffic lanes and sidewalks; rehabilitation of causeway road through Stanley Park; and seismic upgrading. Joint venture team selected: American Bridge/Surespan. Replacement of 54 sections of deck and repaving of the bridge and Stanley Park causeway. The 54 deck sections have been replaced. The remaining work and clean-up of the project to be completed in 2002. The S curve through Stanley Park began reconstruction June 2002. Repaving of the bridge completed in June 2002. West sidewalk of bridge opened as of May 2002 as east sidewalk closed for resurfacing. Website: www.lionsgatebridge.gov.bc.ca

Status: Construction started — Start: May 2000
Est. Cost ($ million): 125 — Finish: Late 2002
First Entry: Dec 1997 — Last Update: Jun 2002

Vancouver

Portico Condominium Development, Bosa Development Corp.
Ph: (604) 294-0666
Located at 2198 Granville street on six-acre at 2298 Granville St to include two 11-storey towers, a 13-storey tower, a 5-storey building comprising 14 2-1/2 storey townhouses and 6-storey mid-rise, and some commercial units. Phase 1: two 11-storey towers are built. Phases 2: The Siena a15-storey tower and the 5-storey 14 unit townhouse building are under construction with completion expected Summer 2003. Phase 3: 20-storey tower and 5-storey mid-rise will be developed with improved market conditions. Architect: Perkins & Co.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 125 — Finish: 2003
First Entry: Dec 1997 — Last Update: Jun 2002

Vancouver

Vancouver General Hospital Laurel Pavilion Expansion,
Vancouver Hospital & Health Sciences Centre Ph: (604) 875-5628
Jim Pattison Pavilion was built in the initial stage of this project as a shell but not completed. The radiology unit, emergency department and site works are complete. Now starting with a 15-project package, the heliport/elevator under construction, the HVAC controls upgrade under construction, boiler completion under construction. Started construction in May 2001 to complete 12 floors of the interior of the 21-storey structure (General contractor: Vanbots Construction). Renovation and interior construction of existing MRI building and the east and south wings of the Centennial Pavilion are complete. The Jim Pattison Pavillion and new auditorium will be completed.

Status: Construction started — Start: 2000
Est. Cost ($ million): 157 — Finish: Jun 2003
First Entry: Dec 1997 — Last Update: Jun 2002

West Vancouver

Whitby Estates, British Pacific Properties Ph: (604) 925-9000
Phased development of 124 single-family and 128 multi-family units on two sites of a 104-acre property on Folkstone Road. Architect: Neale Staniszkis Doll Adams Architects. Site 1: multi-family units are being developed by Polygon Developments with two sites completed and two more planned for but not expected to start for several years. The single-family sites are being developed by British Pacific Properties Ltd. Of the 124 single family sites 84 have been completed.

Status: Construction started — Start: 1999
Est. Cost ($ million): ? — Finish: 2010
First Entry: Dec 1999 — Last Update: Dec 2001

West Vancouver

Cypress Bowl Ski Resort Expansion, Boyne Resorts
Ph: (604) 926-5612
Long-term expansion of commercial ski operations in Cypress Provincial Park. Planned replacement of five existing ski lifts and add five new ones (two quad and three double), a gondola, lodges, ski school, rental facilities, mountain-top facility, restaurants, cafeteria, gift shops, guest service functions, children's centre, night skiing facilities in cross-country and downhill area. 1145 new parking spaces, and nine km of new cross-country ski trails. Sewer system upgrade is complete. Started Phase 1: upgrade of parking area and water delivery system is completed. New parking lot is under construction and is 30+% complete. In planning & design stages for major facilities. Multi-phase development to occur over next 10-15 years. Cypress Bowl was recently sold to an American company Boyne Resorts who upgraded the chair lifts, the Eagle from double to Quad chair and the beginner rope tow with a beginner Quad chair the Easy Rider for Winter 2001/2002. Upgrades to the beginner bowl area are 70% complete. Nordic Trails the new cross country ski tails is 65% complete. All clearing planned for 2001 is complete.

Status: Construction started — Start: Fall 1997
Est. Cost ($ million): 56 — Finish: 2006
First Entry: Dec 1997 — Last Update: Jun 2002

Whistler

Four Seasons Resort Whistler, Intrawest Properties Ltd/
Four Seasons Hotels and Resorts Ph: (604) 669-9777
A 9-storey 68,000-sq ft hotel to be built on site of day-skier parking to include 254 units, a spa, health club, outdoor pool and 10,000 sq ft of meeting and banquet rooms. Property is rezoned. Development permit has been issued. All units have been presold.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): 87 — Finish: 2003
First Entry: Mar 2000 — Last Update: Jun 2002

Whistler

Creekside Residential Development, Intrawest Properties Ltd.
Ph: (604) 669-9777
Creekside redevelopment includes 300 residential-hotel units, 1450 parking stalls, creek reconstruction (completed summer 1999); 50,000-sq ft commercial development is on hold until 2002. Construction on Legends, the first of three new condo-hotels, began in spring 2000 and was completed in spring 2001. Phase 1 of the First Tracks Lodge (120 units) construction was completed spring 2001. Phase 2 of the First Tracks Lodge completed late in 2001. Remaining work on First Tracks Lodge completed Spring 2002. Storied Places, a subsidiary of Intrawest, will develop 3 and 4 bedroom homes. The first phase of Nature's Door is 25 homes and is expected to be completed in Summer 2003.

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 200 — Finish: 2006
First Entry: Jun 1998 — Last Update: Jun 2002

STATUS: COMPLETED

Surrey

Family Centre YMCA, YMCA of Greater Vancouver Ph: (604) 622-4954
Proposed family centre at 152 St and Hwy 10 to include 6200 sq m of fitness and related facilities including gym, meeting rooms, 2 pools, and offices. Project has been completed September 2003. Architect: Hotson Bakker Architects.

Status: Completed — Start: Summer 2001
Est. Cost ($ million): 20 — Finish: Fall 2002
First Entry: Jun 2001 — Last Update: Sep 2002

Thompson/Okanagan Development Region

Updated October 18, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2000) : 5.2
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

Selected Demographic Characteristics

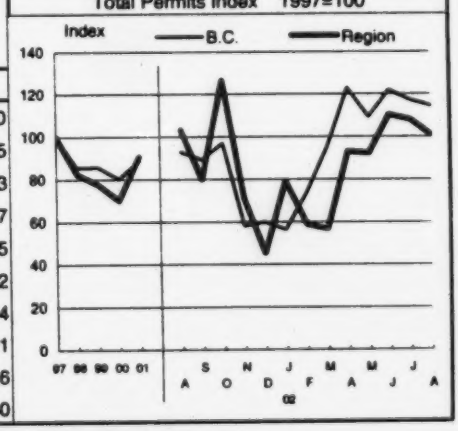
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	22.0	75.9	37.7	79.5	59.9	29.4	304.4	98.8	0.553	0.166	0.719	1976
1981	24.2	73.1	43.1	98.4	68.9	39.6	347.3	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	353.9	135.9	0.422	0.229	0.651	1986
1991	25.2	71.2	33.4	118.6	85.8	61.9	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.4	39.4	137.0	106.7	74.6	468.6	184.1	0.391	0.263	0.655	1996
2001	22.1	82.4	45.5	131.9	122.3	83.3	487.4	201.2	0.349	0.278	0.627	2001
2006	21.8	73.9	46.8	130.0	142.6	92.4	507.5	225.0	0.300	0.289	0.589	2006
2011	24.6	71.9	46.8	141.9	162.7	103.1	551.0	255.4	0.275	0.293	0.568	2011
2016	26.3	75.4	46.0	158.2	172.6	119.9	598.4	285.0	0.270	0.318	0.588	2016
2021	27.2	82.5	43.2	171.9	180.0	139.9	644.7	309.6	0.277	0.354	0.631	2021
2026	27.5	87.5	47.0	174.9	190.1	162.5	689.4	334.3	0.279	0.394	0.673	2026
2031	27.8	90.0	51.5	175.2	205.0	181.8	731.3	360.2	0.273	0.421	0.694	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	633.4	161.6	24.0	106.7	30.9	471.9	4,690
1995	561.4	207.2	30.6	116.7	59.9	354.2	3,545
1996	593.3	213.7	19.3	113.7	80.6	379.7	3,853
1997	569.3	183.3	46.6	100.9	35.8	386.0	3,607
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475
1999	442.6	182.3	18.4	101.4	62.5	260.3	2,382
2000	399.6	182.4	30.6	97.2	54.6	217.2	1,744
2001	517.0	242.6	17.8	154.4	70.4	274.3	2,191
YTD Aug '01	363.7	176.3	13.4	123.3	39.5	187.4	1,426
YTD Aug '02	331.9	95.8	20.4	62.3	13.1	236.1	1,760



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Thompson/Okanagan Development Region

Population of Major Municipalities

		1998 Estimate	1999 Estimate	2000 Estimate	2001 Estimate
Thompson-Okanagan		**485,670**	**489,108**	**493,674**	**498,934**
Kelowna	C *	97,063	97,358	98,651	99,724
Kamloops	C *	81,621	81,935	82,768	83,457
Vernon	C *	34,284	34,218	34,654	34,790
Penticton	C	32,480	32,618	32,519	32,513
Salmon Arm	DM	16,170	16,281	16,310	16,435
Summerland	DM *	10,879	10,853	10,823	10,852
Coldstream	DM *	9,526	9,548	9,653	9,710
Lake Country	DM	9,501	9,529	9,359	9,587
Revelstoke	C	8,306	8,224	8,207	8,220

		1998 Estimate	1999 Estimate	2000 Estimate	2001 Estimate
Merritt	C	8,115	8,051	8,069	8,069
Spallumcheen	DM	5,676	5,686	5,730	5,790
Peachland	DM	4,788	4,831	4,866	4,919
Osoyoos	T *	4,386	4,414	4,483	4,541
Oliver	T	4,442	4,384	4,356	4,335
Golden	T	4,160	4,191	4,250	4,288
Armstrong	C	4,190	4,215	4,254	4,251
Sicamous	DM	3,145	3,165	3,143	3,161
Princeton	T	2,963	2,984	2,941	2,908
Enderby	C	2,908	2,909	2,918	2,904

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '98 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Blue River

Saddle Mountain Ski Resort, Land and Water BC Inc.
/Mike Wiegele Helicopter Skiing Ph: (250) 673-8381
Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism, to include a hotel, condominiums and single-family units. Master plan includes ski runs, lifts, powder ski training facility, heli-pads, year round trails and golf course. Phase 1 is two primary ski runs and a fixed-lift, and Phase 2, the powder ski training facility, are being developed. Phases 3 and 4 are accommodation facilities. Masterplan approved. Development plan underway. Development will be 5 structures and will include a 100 room hotel, clubhouse at new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings. Formal designs have started.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 1999
Start: Late 2002
Finish: 2008
Last Update: Mar 2002

Boston Bar

Log Creek Water Power Project, EPCOR Power Development and Global Cogenix Resources Ph: (604) 662-2201
Proposed 10 MW run-of-river hydroelectric project approx 15 km nw of Boston Bar in the Nahatlatch River watershed. Scoping report submitted to Land and Water BC. Awaiting commencement of water licence review.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2000
Start: Spring 2003
Finish: Fall 2004
Last Update: Sep 2002

Kamloops

Hwy 97A Upgrades, BC Ministry of Transportation & Highways
Ph: (250) 314-6125
Proposed upgrades on Hwy 97A at the Swan Lake Interchange and Larkin Rd. to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from 2 to 4 lanes from new overpass to Larkin Rd. Phase 2: increasing from 2 to 4 lanes Larkin Rd. to Pleasant Valley Rd. Awaiting government funding.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Mar 2002
Start: 2003
Finish: 2004
Last Update: Sep 2002

Kamloops

Kamloops Sewage Treatment Plant,
City of Kamloops Ph: (250) 828-3467
The city is going through the liquid waste management process and are considering various wastewater treatment plant options. Public consultation has commenced. Detailed planning started in early 2002. Design work not expected to commence until 2004. Monitoring program proposed for river to see what effect phosphorus would have on it. Estimated cost could vary from $35 to $65 million depending on option chosen.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2000
Start: 2005
Finish: 2007
Last Update: Jun 2002

Kamloops

Kamloops Water Facilities, Kamloops City Ph: (250) 828-3467
City of Kamloops is considering membrane-filtration combined with a groundwater supply to provide water to its residents. Public meetings were held. Project planner: Urban Systems. Submitted Stage 1 application to Environmental Assessment Office for approval to proceed with the installation and operation of a 40,000- to 48,000-cu m/day groundwater collector well within the Kamloops aquifer approved. A pumphouse, watermains, and disinfection & fluoridation system will also be installed. A Canada-BC Infrastructure Grant of $23.2 million has been approved. Design work is underway. Counter petition process to take place in July 2002.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 1999
Start: Spring 2003
Finish: Spring 2004
Last Update: Jun 2002

Kelowna

Royal Private Residence Club at the Grand Hotel,
Grand Hotel Royal Residences Ph: (250) 868-5678
59 luxury condos to be built as part of the Grand Hotel complex on the Okanagan Lake waterfront.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2002
Start: Nov 2002
Finish: Mar 2004

Kelowna

Kelowna Downtown North, Canada Lands Corp. Ph: (250) 712-4216
Proposed construction of 1700 dwellings for 3500 residents on 23.5-ha site bounded by Sunset Drive, Gaston Avenue and Ellis Street in Kelowna's downtown area. Project would include up to 880 homes in two 12-storey towers and four-storey apartment and condominium buildings, and renovation of existing CN Station, a historic site. Area structure plan has been approved by council. Rezoning application approved. A 200 room hotel that was to be started on this fall has been put on hold. In August 2002 approval was given for 21 storey highrise in downtown. In the process of pre-selling lots for homes with construction expected to proceed sometime after Sep 2002. Preloading of site is underway.

Status: Proposed
Est. Cost ($ million): ?
First Entry: Mar 1998
Start: 2002
Finish: 2010
Last Update: Sep 2002

Kelowna

Okanagan Lake Bridge Expansion,
BC Ministry of Transportation & Highways Ph: (250) 712-3660
Proposed widening of a 640m section of the floating Okanagan Lake Bridge to four lanes and a high level overpass of a new navigation channel.. Design is complete and includes five lanes and a pedestrian/bike walkway. Cost-sharing arrangement with Central Okanagan Regional District, city of Kelowna, and the province is still being negotiated. Awaiting government approval. No movement is expected on this project until 2003 or 2004.

Status: Proposed
Est. Cost ($ million): 96
First Entry: Dec 1997
Start: 2004
Finish: 2006
Last Update: Mar 2002

3. Thompson/Okanagan

Merritt

Active Mountain Park, Active Mountain Entertainment Corp.
Ph: (604) 525-3330
Development for the current site of the Merritt Mountain Music Festival for a 150-room hotel and convention centre, 200 houses, 95 town homes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex, 6,000-seat amphitheatre and outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, a brewery, 7-acre man-made lake, film and sound studios, a 350-seat arts theatre, restaurant, 700 fully-serviced RV pads in two parks, a convenience store, a gas station, nature walks, botanical gardens, and virtual-reality rides and games, campsites and parking for 5000 cars. Lot A (148 acres) has been annexed to the city. Thompson Nicola Regional District approved re-zoning Lot B (289 acres) to Commercial Comprehensive Entertainment. Phase 1 (golf course and amphitheatre) requires approval from the Agricultural Land Commission. Awaiting approvals for rezoning.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Dec 2000
Start: Summer 2003
Finish: 2007
Last Update: Sep 2002

Near Ashcroft

Ashcroft Ranch Landfill, Greater Vancouver Regional District
Ph: (604) 432-6340
Proposed major landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District. In planning stages. Will be required to go through the BC Environmental Assessment Act process.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2002
Start: Summer 2004
Finish: Summer 2005
Last Update: Jun 2002

Summerland

Aston Summerland Resort, Summerland Resort Properties Ltd.
Ph: (604) 738-1000
73 unit luxury suite hotel on Lake Okanagan near Summerland beside the yacht club. Architect: Cornerstone Architecture. Website: summerlandresort.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2002
Start: Fall 2002
Finish: Summer 2003

Kelowna

Turtle Mountain Residential Development, R D Lewis & Associates Ltd
Ph: (250) 374-5252
Proposed development on Turtle Mountain located west of city to include single-family, townhouse and apartment units. Project is in the planning stages and have applied for rezoning. Traffic studies also being conducted.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2001
Start: Spring 2003
Finish: Fall 2005
Last Update: Jun 2002

Vernon

Inland Pacific Connector Pipeline, BC Gas Utility Ltd.
Ph: (604) 443-6880
Proposed 237-km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbotsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Application for a project approval certificate under the BC Environmental Assessment Act submitted in March 2002. Land clearing expected to begin in 2003 with construction starting in 2004. Approval by the BC Utilities Commission may be obtained by Fall 2002.

Status: Proposed
Est. Cost ($ million): 495
First Entry: Mar 2001
Start: 2004
Finish: 2006
Last Update: Jun 2002

STATUS: ON HOLD

Kamloops

Trucking Service Area, Atrium Mortgage Corp Ph: (250) 374-1322
Proposal for a truck service centre, hotel, fast-food services, an industrial park and residential development at Campbell Creek. A highway interchange at O'Connor Road will replace two intersections and 2.4 km of the Trans-Canada will be realigned from Main Rd to east of Peerless Rd. Three partners are involved - the City of Kamloops and B.C. government are contributing to the highway interchange and frontage road construction. Roadworks tender has been awarded to Brentwood Enterprises Ltd. Roadwork is complete. No formal applications have been received for the truck stop service centre and other buildings.

Status: On hold
Est. Cost ($ million): 25
First Entry: Jun 1999
Start: ?
Finish: ?
Last Update: Jun 2002

Kamloops

Saddleback Hills, Saddleback Hills Development Corp.
Ph: (250) 828-3311 (Kamloops City)
Proposed residential development to include 32 townhouses and 200 single family dwellings and 48 lots for development into small family homes or duplexes. Rezoning approved. No formal applications have been made. Project on hold.

Status: On hold
Est. Cost ($ million): ?
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Jun 2002

Kelowna

Kelowna General Hospital Expansion, Kelowna General Hospital
Ph: (250) 770-3411
Proposal to build a new five-storey hospital tower for an enhanced surgical program. Referred to as the Enhanced Surgical Services Project. Preparing business case application for the Ministry of Health which involves program description and schematic design. Construction start unknown. Project under review by government.

Status: On hold
Est. Cost ($ million): 36
First Entry: Sep 2000
Start: ?
Finish: ?
Last Update: Sep 2002

[redacted]

Tower Ranch Golf Resort, IntraCorp Developments Ltd.
Ph: (604) 801-7000
Proposed championship golf course, country club, hotel, 812 single- and multi-family dwellings, a village centre and a 40-room resort hotel. Land Planner: Pacific Landplan Collaborative. Site is zoned. Golf course to proceed first but construction schedule not yet established. Project on hold pending improved market conditions.

Status: On hold — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

[redacted]

Kwoiek Creek Water Power Project, Powerhouse Energy Corp. /Kanaka Bar Indian Band Ph: (604) 689-2991
Proposed 80 megawatt hydroelectric facility on Kwoiek Creek near Lytton. Review being conducted under the BC Environmental Assessment Act and second stage of review will begin when proponent submits its project report . Project currently on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 90 — Finish: ?
First Entry: Dec 2000 — Last Update: Sep 2002

[redacted]

Lytton Cogeneration Plant, Canyon Power Inc.
Owner requested no contact at this time.
Planned 25-MW electricity generation plant to use wood residue from Lytton Lumber as well as demolition and construction waste to generate and deliver 175 GWh of electricity. Has power-purchase agreement with BC Hydro. Will directly employ 16-19 workers. Working on financing. No movement taking place on this project.

Status: On hold — Start: ?
Est. Cost ($ million): 25 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

STATUS: CONSTRUCTION STARTED

[redacted]

Kicking Horse Ski Resort, Golden Peaks Resort Inc.
Ph: (604) 609-9953
Expansion of existing ski resort with upgrades to facilities. Master Plan completed and approved. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 townhomes and 65 detached homes. Partners are Grouse Mountain Resorts Ltd and Ballast Nedam International. An 8-storey above and 1-storey below resort lodge started construction in Summer 2002. A 98-unit 6-storey above and 1-storey below 130,000-sq ft conference centre to start construction in 2003.

Status: Construction started — Start: Spring 2000
Est. Cost ($ million): 200 — Finish: 2008
First Entry: Mar 1998 — Last Update: Sep 2002

[redacted]

Kamloops-On-The-Lake (Six Mile Ranch) Complex, Pagebrooke Inc. Ph: (250) 314-0660
Resort development on Six Mile Ranch (Kamloops Lake Ranch and Country Club) site on 400-ha site. The project will include a 27-hole golf course, marina, 950 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre. Construction on the golf course is ongoing, however, other parts of the project are not yet proceeding.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 180 — Finish: 2010
First Entry: Dec 1997 — Last Update: Sep 2002

[redacted]

Sun Rivers Community, Sun Rivers Development Corp.
Ph: (250) 826-9989
Development of a country club, residential units, school and retail and commercial businesses on a 460-acre site near Hwy 16. The project will eventually contain 2000 single- and multi-family residential units. Eight phases in total. Development of Phase 1of the single family units: Mariposa Neighbourhood completed and includes 18-hole golf course completed for Spring 2002, a driving range completed , clubhouse to be built in 2003, site-servicing infrastructure, and a broad mix of residential buildings. Phase 2 of single-family units: Trillium Neighbourhood lots are serviced and homes are under construction. Phase 1 adult oriented units: The Sagewood is completed. Phase 2, the Rosewood , will have 99 units and will start construction in Spring 2003.

Status: Construction started — Start: 1997
Est. Cost ($ million): 450 — Finish: 2010
First Entry: Dec 1997 — Last Update: Sep 2002

[redacted]

Royal Inland Hospital Expansion, Royal Inland Hospital
Ph: (250) 374-5111
Addition and alterations include current construction of a 2-storey 44-bed tertiary psychiatric facility. Redevelopment of the hospitals second floor and an extension to the emergency unit have completed working drawings and the cost estimate has been reviewed.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 26 — Finish: Fall 2004
First Entry: Sep 1997 — Last Update: Sep 2002

[redacted]

Sun Peaks Ski Resort, Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000 beds as part of a long-term plan. Construction of Phases 1 and 2 of Forest Trails, a 36-townhouse structure (Intrawest), and Phases 1 and 2 of Crystal Forest, a 350-unit village are complete. Phase 3: 25 tourist-accommodation units in Crystal Forest and seven condo units in Powder Ridge are complete. A $40-million, 230-room Delta Sun Peaks Hotel with conference, recreational and retail facilities construction started in Apr 2001 but was destroyed by fire on October 26, 2001. Hotel is being rebuilt and is under construction. Servicing is complete in the first phase of the Sundance Estates with ten houses completed. There will be 16 units in phase 1, 5 units in phase 2, 10 units in phase 3 and 9 units in phase 4. A $70-million plan to expand skiing on Mt. Morrissey which will open up 500 acres of new terrain was announced. Golf course to be completed as part of the $70 million plan.

Status: Construction started — Start: 1993
Est. Cost ($ million): 295 — Finish: 2015
First Entry: Dec 1997 — Last Update: Sep 2002

3. Thompson/Okanagan

[redacted]

Highway 1 Upgrading, BC Ministry of Transportation & Highways
Ph: (250) 828-4220
Multi-year plan to improve Highway 1, the TransCanada Highway, from Cache Creek to the Rockies. Individual projects will be approved and completed on annual basis. Craigellachie Overhead is the replacement of an existing concrete structure over CPR mainline by Dawson Construction Ltd. 45-km west of Revelstoke began Sep 2000 and completed Fall 2001. At Donald Hill two westbound passing lanes were completed Fall 2001. Funding approved for road and bridge improvements at Kicking Horse Canyon seven km east of Golden. Funding also approved for upgrades to four lanes from Broderick to Ford of a 3.5-km section of the highway between Ford and Carlin Roads. Projections of the feasibility of various concepts is complete for the East Kamloops/Valleyview traffic. Functional planning continues from Cache Creek to Kamloops with public presentation held in July 2001. Estimated cost for Cache Creek to Kamloops is $70 - 80 million. Plans are underway to replace the 10 Mile (Park) Bridge. Paving completed on 32 km's of the roadway from Afton Overpass to west of Pacific Way in Kamloops. Kettle Valley Bridge roadwork is out for tender. Tenders are out to replace the 5 Mile (Yoho) Bridge located 7 km east of Golden (approx $20 million).

Status: Construction started — Start: Late 2000
Est. Cost ($ million): 134 — Finish: 2005
First Entry: Dec 1997 — Last Update: Jun 2002

[redacted]

Discovery Bay Resort, Pointe of View Management/
Statesman Developments Ph: (250) 763-6011 (City of Kelowna)
Development of 7 structures comprised of 258 homes of approx 340,000 sq ft in townhouse and six-storey condo with 2-storeys below in formation along Sunset Drive in the north downtown area. Development also includes 2 swimming pools and an exercise facility. Developers from Calgary expect construction to commence in phases with market demand. Development permit has been issued for all three phases. All phases are under construction.

Status: Construction started — Start: Summer 2001
Est. Cost ($ million): 36 — Finish: 2004
First Entry: Dec 2000 — Last Update: Sep 2002

[redacted]

Landmark Corporate Campus, Stober Construction
Ph: (250) 763-6011 (Kelowna City)
Proposed three buildings to house high-tech development on Dolphin Ave. Rezoning completed. The first building, a six-storey structure, is completed. Second building is under construction. Third building to follow upon completion of second building.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 25 — Finish: Jun 2003
First Entry: Dec 2000 — Last Update: Sep 2002

[redacted]

Mission District Park, City of Kelowna Ph: (250) 862-3381
Proposed development of 42 hectares on Gordon Drive south of Mission Creek as a recreational area that would include hockey rinks, tennis courts, a swimming pool and some commercial development (sports bar, fitness club and physiotherapy offices) over a 20-year period. Subject to discussions with the Agricultural Land Reserve. City council has approved the planning process for the development. Preliminary steps include a 9 ha, $1.6 million stormwater management wetland (completed) and servicing of all utilities and roads (to start in summer 2002). Two companies are preparing proposals and the selection process will conclude in late January 2002, with an expectation that at least two ice sheets and 2 indoor soccer facilities will start construction by late 2002.

Status: Construction started — Start: Nov 2002
Est. Cost ($ million): 50 — Finish: 2020
First Entry: Dec 2000 — Last Update: Sep 2002

[redacted]

Crystal Mountain Ski Resort, Pheidias Project Management
Ph: (604) 662-8833
3800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos. Construction completed on 11 new lifts including the triple-lift chairlift. Master Plan is under review. Application for re-zoning submitted. Public meetings on expansion held Sep 2001, negotiations on finalizing the Master Plan are underway. Website: www.crystalmountain.bc.ca

Status: Construction started — Start: Summer 2000
Est. Cost ($ million): 125 — Finish: 2010
First Entry: Jun 1999 — Last Update: Jun 2002

[redacted]

Quail Ridge Resort, Destination Resorts Inc. Ph: (403) 974-0450
Development of approximately 880 multi- and single-family units adjacent to existing single-family units, a golf course and a lodge. The lodge and golf course are completed. The new owner of the residential portion is planning to add another 780 single- and multi-family and resort units to the current 100 already completed. Proponents had submitted a comprehensive plan to the city and had made application for additional development. Phased development. Bare land strata development of 30 units given preliminary layout review with 20 townhouse units (Kennedy Homes) under construction. Parts of site have been sold off to other developers.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 50 — Finish: Jun 2005
First Entry: Jun 1998 — Last Update: Sep 2002

[redacted]

Glenmore Highlands Development, Glenwest Developments Inc
Ph: (604) 739-7526 (Ekistics)
2800 housing units made up of single family, townhouses, rowhouses including some three- to four-storey apartment buildings, a 10,000-sq ft shopping area. An elementary school and park between Glenmore and Clifton roads. Total area is 720 ha. Design consultant: Ekistics Town Planning Inc.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): ? — Finish: 2020
First Entry: Mar 1998 — Last Update: Sep 2002

Big White Ski Resort Expansion, Big White Ski Resort Ltd.
Ph: (250) 768-6900
Long-term program of ongoing ski hill developments include the most recent program: completed $50 million construction of: year-round Happy Valley adventure park connected to the resort by an eight-seat high speed gondola, 136 condos, townhouses to accommodate 850 people, a golf course and more infrastructure. There are presently 10,200 beds available with licence to build up to 22,000. Summer 2001 expansion included four new runs completed for 01-02 season, summer grooming, 72-suite hotel (Stonebridge Lodge $20 million-first of two buildings) completed Jan 2002, Phase 2 has 1-3 bedroom units and outdoor pool. There is also a youth hostel and addition of mountain and golf infrastructure. Townhouses and single family units are also under construction for sale in Nov 2002. Phase 4 the final stage of Trappers' Crossing townhome development will feature 8 townhomes and 6 commercial spaces. Silver Tip Landing ($10 million) in the Snowpines Phase 2 area are duplex, triplex and 8 unit configurations with Phase 1 of this area completion during the 2001-02 . (luxury townhomes will be ready for 2003 season. Black Bear Phase 3 will have a total of 23 townhomes, 5 will be finished winter of 2002. The Pinnacles, 5 townhomes finished Fall 2002. The Blacksmith Lodge, Phase 2: 5 townhomes are underway to be added to 6 already completed. Treetops Alpine a duplex and 6 townhouses are being constructed as well as a large underground parkade.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Dec 1997
Start: Jun 1992
Finish: 2009
Last Update: Sep 2002

Conservatory Towers Ph: (250) 763-6011 (Kelowna City)
Proposed four structures on a 17-acre site at the intersection of Valley and Glenmore Roads. Four structures of 8, 12, 16 and 20 stories and two-storey townhouses for a total of 1.25 million sq ft. Will eventually house 2500 people and include a 150-bed extended-care facility, 30,000-sq ft garden, markets and amenities. Zoning in place. Have received development permit for Phase 1 consisting of 186 units. Project Co-coordinator: Warren Neufeld.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Sep 1997
Start: Sept 01 02
Finish: 2013
Last Update: Sep 2002

The NK'MIP Project, Osoyoos Indian Band Ph: (250) 498-3444
Proposed development of a 1,200-acre parcel on Osoyoos Lake to include an RV park, a desert heritage and interpretative centre, an 18-hole golf course, a winery, a 120-bed hotel, a marina, a store/gas bar with other tourist attractions. Phase 1 ($1.3m) is an all season RV park with 72 fully-serviced sites being incorporated into existing 270-site park was completed May 2001. Phase 2 is construction is a 6000-sq foot building house wine processing equipment. Phase 3 will include accommodation, a conference centre, the interpretative centre and the golf course. Interpretive centre ($9 million) not expected to proceed until 2004/2005. Golf course expected to proceed in 2003.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2000
Start: Fall 2000
Finish: Late 2004
Last Update: Sep 2002

Vernon Sewage Treatment Plant, Vernon City/Coldstream City
Ph: (250) 545-1361
New plant to treat sewage from Vernon and Coldstream in a partnership between the two communities. The site will be in the same location as the existing sewage treatment plant on 25th Avenue.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2001
Start: Fall 2002
Finish: 2005
Last Update: Sep 2002

Predator Ridge Golf Resort Development,
Predator Ridge Developments Ltd. Ph: (250) 542-3436
New resort community near Vernon which includes an expansion to the existing golf course (completed - 27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1200-acre site. Phase 1, a 237-unit single- and multi-family subdivision is under construction with 41 (Peregrine) golf-cottages finished. 17 (Falcon Point) cottages and 6 (Hotcrest) golf villas and 12 single-family custom homes are still in construction. Ten single-family custom homes are under construction. Plans for a hotel are in the preliminary phase.

Status: Construction started
Est. Cost ($ million): 500
First Entry: Jun 1999
Start: Summer 1999
Finish: 2014
Last Update: Sep 2002

Silver Star Ski Resort Expansion, Silver Star Mountain Resorts Ltd & Concert Properties Ltd Ph: (250) 717-1677
Ten-year expansion program to double the size of the village. In November 2001 a majority of the assets of Silver Star had been sold to the owners of Big White Ski Resort, the Schumann Family. Project 2002 is a $75 million single season expansion of the resort. Stage 1 of the expansion is $33 million and is taking place over the summer of 2002 and be completed for the winter 2002/2003 . Included in Project 2002 are new lifts(Silver Woods and Comet Express), developing new terrain for skiing, a new teaching area and a terrain park. Concert Properties is considering 50 -60 condominiums in the Village for start in Spring 2003.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Jun 1999
Start: 1999
Finish: 2009
Last Update: Jun 2002

Shopping Centre, First Professional Management
Ph: (250) 260-3922 (Owners rep)
Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Received rezoning of site. Received development permit for Wal-Mart store. Preload, paving and road construction complete. Phase 2 which is 13,000 sq ft building contains Mark's Work Warehouse and Pennington's is complete. A building to house Future Shop has been completed. Phase 3 will be 2 stand alone restaurants and one retail building to start construction in July 2002. Architect: Brian Quiring.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1998
Start: Spring 2001
Finish: 2003
Last Update: Sep 2002

Kootenay Development Region

Updated October 18, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2000) : 2.7
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.6	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.9	29.2	12.7	45.5	35.9	20.9	153.1	60.8	0.404	0.222	0.627	1996
2001	6.6	26.5	15.2	40.4	41.4	22.0	152.2	62.3	0.342	0.227	0.569	2001
2006	6.1	22.2	14.6	36.8	46.4	24.5	150.6	67.3	0.290	0.251	0.541	2006
2011	6.4	19.3	13.4	37.6	49.7	27.3	153.5	73.0	0.255	0.271	0.525	2011
2016	6.5	18.1	11.8	39.6	48.0	32.4	156.5	77.9	0.248	0.326	0.574	2016
2021	6.2	18.4	9.7	41.4	44.3	38.1	158.2	80.0	0.257	0.399	0.656	2021
2026	5.6	18.4	9.4	39.1	42.6	43.4	158.5	81.4	0.283	0.476	0.739	2026
2031	5.1	17.6	9.9	35.2	43.6	46.2	157.4	82.9	0.255	0.522	0.777	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

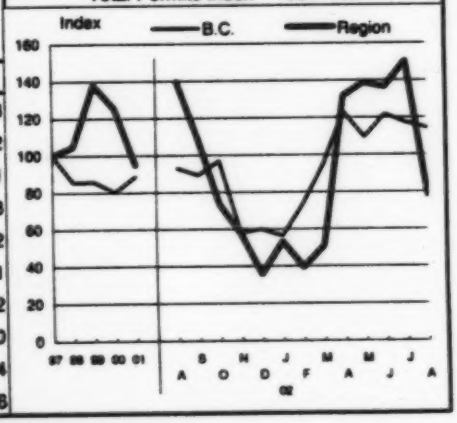
Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	213.1	56.0	7.6	31.0	17.5	157.1	1,558
1995	188.9	66.8	13.8	23.8	29.2	122.1	1,222
1996	168.5	52.4	8.9	37.2	6.3	116.1	1,231
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252
1999	246.0	97.9	18.0	63.2	16.6	148.1	1,311
2000	223.6	89.9	27.7	44.2	18.0	133.7	1,052
2001	169.2	61.8	8.8	18.2	34.7	107.4	760
YTD Aug '01	128.3	49.5	6.1	12.1	31.3	78.8	594
YTD Aug '02	115.8	20.4	4.2	13.0	3.3	95.4	586

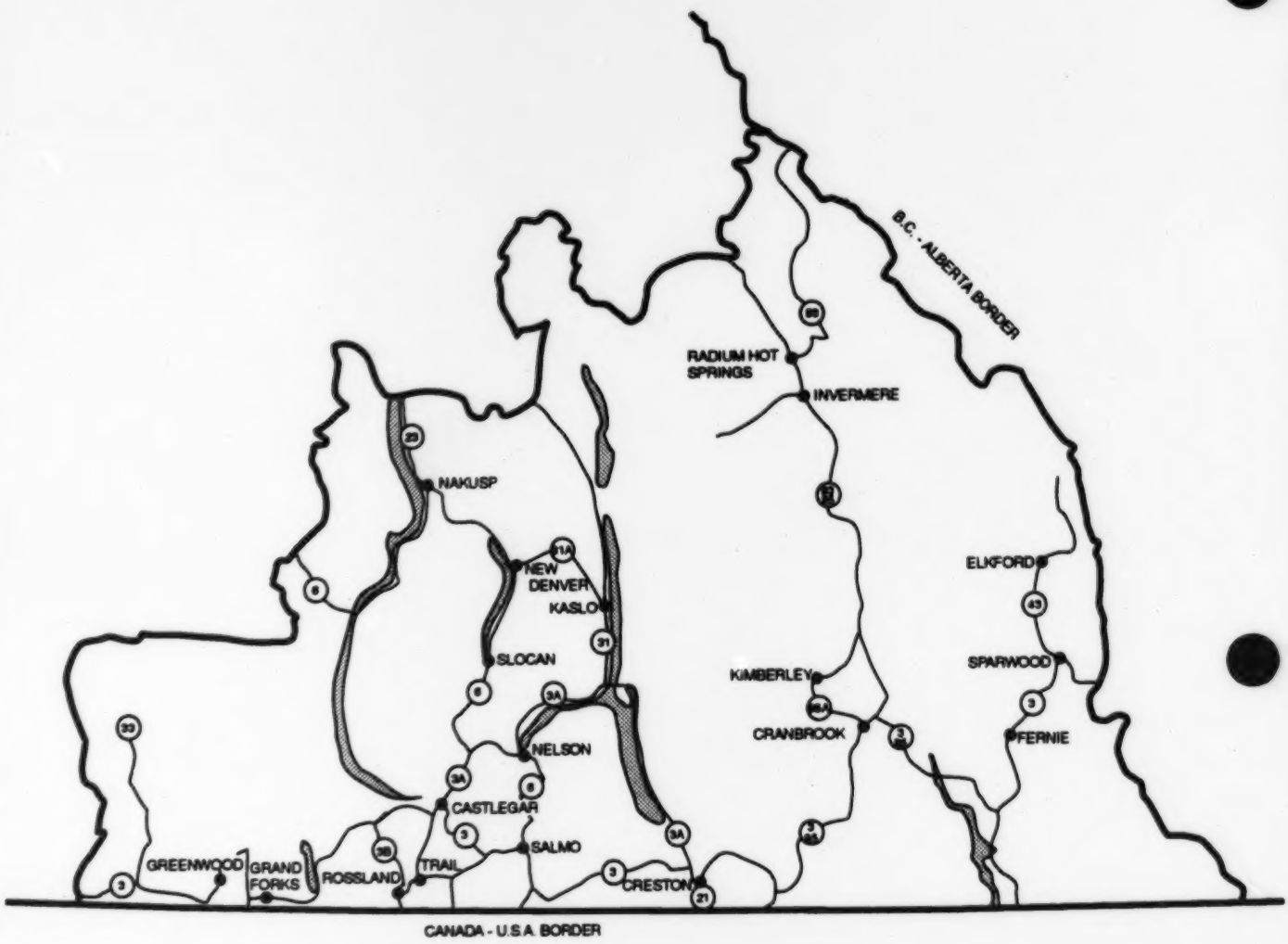
Total Permits Index 1997=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).

Kootenay Development Region



Population of Major Municipalities

		1998 Estimate	1999 Estimate	2000 Estimate	2001 Estimate
Kootenay		**155,563**	**156,721**	**158,032**	**159,486**
Cranbrook	C *	19,515	19,791	19,859	19,907
Nelson	C	9,702	9,691	9,670	9,853
Trail	C *	7,756	7,624	7,723	7,515
Castlegar	C	7,378	7,391	7,421	7,427
Kimberley	C	6,928	6,914	6,972	7,057
Fernie	C	5,100	5,201	5,269	5,511
Creston	T	5,124	5,087	5,158	5,082
Grand Forks	C	4,292	4,319	4,294	4,292
Sparwood	DM	4,150	4,162	4,164	4,232
Rossland	C	3,844	3,858	3,822	3,811
Invermere	DM	2,931	2,946	2,950	2,965
Elkford	DM	2,812	2,804	2,863	2,877
Fruitvale	VL	2,169	2,152	2,163	2,123
Nakusp	VL	1,833	1,788	1,785	1,796
Warfield	VL	1,825	1,799	1,793	1,755
Salmo	VL	1,276	1,256	1,252	1,238
Montrose	VL	1,176	1,169	1,152	1,153
Kaslo	VL	1,115	1,106	1,096	1,092
Greenwood	C	791	761	758	748

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Castlegar

Brilliant Expansion Project, Columbia Power Corporation/ Columbia Basin Trust Ph: (250) 953-5179
Proposed addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 100 MW capacity. Construction contract expected to be awarded in late 2002. A preferred design-build proposal has been selected from Skaneka-Chant JV and SNC-Lavalin Inc (Brilliant Expansion Consortium).

Status: Proposed
Est. Cost ($ million): 120
First Entry: Sep 1997
Start: Fall 2002
Finish: Fall 2005
Last Update: Sep 2002

Fernie

Coal Creek Golf Resort, Schickedanz Properties Ph: (403) 239-1952
18 hole golf course, 1000 single family lots, and multi-family development. Detailed design initiated and preliminary approval has been obtained from the City.

Status: Proposed
Est. Cost ($ million): ?
First Entry: Sep 2002
Start: May 2003
Finish: May 2007

Grand Forks

Cascade Heritage Power Park, Powerhouse Energy Corp.
Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that generated power until 1919. The new plant will include a museum and walking trails to recognize the historic site. Expected to submit the project report for stage 2 of the BC Environmental Assessment Act in early 2003. Public meetings will happen fall 2002.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1998
Start: Spring 2003
Finish: Spring 2005
Last Update: Sep 2002

Invermere

Lake Windermere Resort Hotel & Conference Centre,
Canadian Destination Properties Ph: (403) 244-1155
Proposed conference centre and 370-unit apartment condominium & townhouse complex, a 4-storey 142-room hotel, retail component and boardwalk at the marina on 17-acres. Construction of Phase 1 houses to start in spring/summer 2003. Phase 2 is a 142-room hotel and conference centre, a 100-room lodge and approx. 250 townhouse units. Construction contractor: Graham Construction & Eng. Ltd.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 1998
Start: Spring 2003
Finish: Fall 2006
Last Update: Sep 2002

Invermere area

Jumbo Glacier Alpine Ski Resort, Glacier Resorts Ltd
Ph: (604) 662-8833
Resort proposed for the Jumbo Valley near Invermere. Three-phase project with 25-year time frame to develop 30 lift access to the glaciers, ski lodge and tourist resort facilities, three hotels, retail shops, restaurants and 172 single-family residences. Phase 1 includes 400 bed-units. Subsequent phases would raise the total to 7,000 beds and the cost to $200-300 million. The project has entered the Environmental Assessment Process in Jul 95. Project Report being prepared by proponent. No timetable as to when report will be submitted. Additional studies have been undertaken. Route study has been completed. When approval is received the Master Development Agreement will then be able to be completed and the development will proceed. Estimated 670 construction jobs and 1000 operating jobs. Project would create 6,700 person years of construction employment and 475 permanent direct jobs. Project will be phased development over 20+ years

Status: Proposed
Est. Cost ($ million): 522
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Mar 2002

Trail

Waneta Powerplant Expansion, Columbia Power Corp./ Columbia Basin Trust Ph: (250) 953-5179
A 300 - 400-MW facility is proposed to follow the Brilliant Dam expansion in 2005. At very early conceptual planning stage. Preparing for Environmental Assessment Act review, expected to submit an application in spring 2003.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 2000
Start: 2005
Finish: 2007
Last Update: Sep 2002

Windermere

Eagle Ranch Golf Resort, Stone Creek Properties Inc.
Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational condo units (300,000-sq-ft) in several phases. Phase 1: lodge pool and fitness facility, and food services to possibly start in 2003. Later phases: condo units around the Windermere Valley Golf Course to start in 2003. Architect: Marshall & Associates (Calgary).

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2001
Start: Spring 2003
Finish: Fall 2005
Last Update: Sep 2002

STATUS: ON HOLD

Nelson

Nelson Health Campus, Nelson and Area Health Council
Ph: (250) 352-3111
A proposed campus to replace Kootenay Lake Hospital and Mount St. Francis to provide acute and long term care at one location. The chosen concept would be a multi-level complex consisting of acute care services, long-term care, seniors housing with assisted living, and a community health centre. The facility would also incorporate a wellness centre with various services such as a walk-in clinic, various ambulatory services, and alternative medicines such as chiropractic, acupuncture and reflexology. Funding approval was announced but project remains on hold subject to government review.

Status: On hold
Est. Cost ($ million): 63
First Entry: Sep 2000
Start: ?
Finish: ?
Last Update: Sep 2002

Radium

Big Horn Meadows Resort, Big Horn Meadows Ltd.
Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. 13 units complete; 130 units to be constructed over the next five to six years. No construction taking place as of Dec 2001. Remaining 117 units have been put on hold.

Status: On hold — Start: Oct 1998
Est. Cost ($ million): 20 — Finish: 2004
First Entry: Dec 1998 — Last Update: Mar 2002

Radium

Tourist Accommodation and Housing Development,
Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, and up to 455 units of tourist accommodation, a large Recreational Vehicle park, swimming pool, mini-golf and waterpark. Parts of the proposal would require removal of land from the Agricultural Land Reserve. Infrastructure for housing is complete. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Dec 1998 — Last Update: Mar 2002

STATUS: CONSTRUCTION STARTED

Castlegar

Brilliant Dam Upgrading, Columbia Power Corporation/
Columbia Basin Trust Ph: (250) 953-5179
Upgrade to increase capacity by 19 megawatts at a cost of $16.8 million. Are replacing turbines and related electrical and mechanical components in a phased project. Turbine 1 installed spring 2000. Installation of turbine 2 completed Dec 2001. Installation of turbines 3 and 4 is underway and is expected to be completed in October 2002.

Status: Construction started — Start: May 2000
Est. Cost ($ million): 40 — Finish: Fall 2002
First Entry: Sep 1997 — Last Update: Jun 2002

Cranbrook

St Eugene Resort & Casino, Ktunaxa-Kinbasket Tribal Council
Ph: (250) 426-2994
Restoration and development of St. Eugene Residential School, the first residential school in Canada, to include 25 hotel rooms, food/beverage services and meeting/convention facilities. The Mission building and the Lodge building (100 rooms) opens May 2002. The resort includes an $8-million casino (opens May 2002), and a golf course which opened in May 2000. Another restoration is underway to incorporate a golf club house and aquatic centre (opens July 2002) in another building. Development of an interpretative centre and Teepee camp started in 2001 (to open September 2002).

Status: Construction started — Start: Fall 1998
Est. Cost ($ million): 32 — Finish: Fall 2002
First Entry: Dec 1997 — Last Update: Mar 2002

Fernie

Fernie Alpine Resort Ltd., Skiing Louise Group Ph: (250) 423-4655
Long-term program for construction of ski resort facilities. The resort centre which includes a restaurant, grocery store and liquor store is complete. Cornerstone Lodge, which includes both accommodation and commercial space, is complete. Snow Creek Lodge and additional cabins are complete and a restaurant is planned for. Timberline Guest Services Lodge completed and Kingfer lodge to be completed by winter 2002. Lizard Creek Lodge Phases 1, 2 and 3 are complete. Village condos and staff housing projects are pending. Great Bear Express Quad Chairlift (replaced the Bear T-bar) is complete. Estimated capital cost is over 10 years. The resort is now the fourth-largest in Canada.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 250 — Finish: 2008
First Entry: Sep 1997 — Last Update: Jun 2002

Invermere

Panorama Ski Resort, Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion for 2001-2002 includes 16 townhomes at Wolf Lake were completed in late spring 2002. Construction started in Mar 2002 on Phase 1, 1,000 Peaks Lodge, 37 condominiums and will be finished in March 2003. Phase 2 , 1,000 Peak Summit (47 units) and the Callisto (24 townhomes) are still in cost estimating phase and will probably start construction in 2003.. The Aurora (20 townhomes) to start construction in May 2002 to be completed by December 2002.

Status: Construction started — Start: Apr 1997
Est. Cost ($ million): 250 — Finish: 2008
First Entry: Sep 1997 — Last Update: Sep 2002

Kimberley region

Kimberley Ski Resort, Skiing Louise Group Ph: (403) 209-3313
Ski-resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar & grill is complete and operational. Polaris Lodge (includes skier services and accommodation) is complete. Two townhouse developments, each consisting of 40 units, are under construction with four of the 40 complete. 38 residential homes and recreational properties are sold with several units under construction. A 60-room hotel and construction began in May 2001, another 60-room hotel started in spring 2002. Condo lodge of 60 -80 units and a ski in ski out lodge of 96 units started construction in spring 2002.

Status: Construction started — Start: Fall 1998
Est. Cost ($ million): 200 — Finish: 2008
First Entry: Mar 1998 — Last Update: Sep 2002

Trail

230 Kv Electricity System Upgrades, UtiliCorp Networks Canada
Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next five to seven years. The company is replacing its ageing multi-circuit, 60-kilovolt transmission corridor from South Slocan to Warfield with a modern single-circuit, 230-kilovolt line. The proposal also calls for the related switching stations and substations to be replaced.. BC Utilities Commission hearings are completed. Engineering planning and procurement for the switching stations and terminals are completed. Environmental assessment approved and land title negotiations resolved. Owner West Kootenay Power is now called UtiliCorp Networks Canada.

Status: Construction started — Start: Sep 2001
Est. Cost ($ million): 275 — Finish: Mar 2003
First Entry: Dec 1999 — Last Update: Mar 2002

Trail area

Seven Mile Powerplant Expansion, BC Hydro Ph: (604) 528-2355
Addition of a fourth generating unit of 214 MW (302 Gwh/year). Provision was made for installation when the station was constructed in the late 1970s. Estimated 250 construction jobs. Civil contract awarded to Jim Dent Construction Ltd. (Hope B.C.) and turbine and generator contracts have been awarded to GE Canada Ltd. Completion date may be accelerated.

Status: Construction started — Start: Jul 2001
Est. Cost ($ million): 91 — Finish: Apr 2003
First Entry: Sep 1997 — Last Update: Sep 2002

Trail area

Waneta Powerplant Upgrade, Cominco Ltd./Columbia Power Corp.
Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Powerplant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. First unit will be completed in Fall 2002. Other two turbines will be completed over the next two years.

Status: Construction started — Start: August 2002
Est. Cost ($ million): 40 — Finish: 2004
First Entry: Sep 1997 — Last Update: Sep 2002

STATUS: COMPLETED

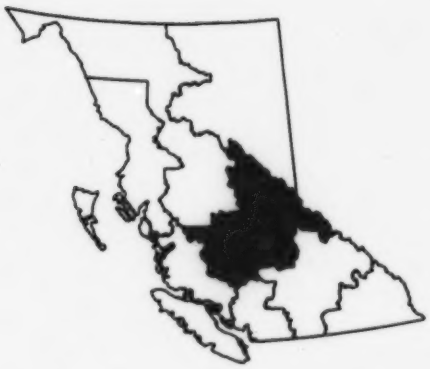
Grand Forks area

Pingston Hydroelectric Project, Canadian Hydro Development
Ph: (403) 269-9379
Project to generate 25 MW of electricity south of Revelstoke. Pre-clearing and surveying is completed. Tenders awarded in Jan 2001 for penstock, three turbines, generator equipment and power line. The tunnel was awarded to Thyssen Mining Construction of Canada, the turbine to ESAC of France, and Elgin of Revelstoke did the site prep. Powerhouse foundation and intake are completed. The 13 km of the 55 km powerline which developer was installing is completed. The remaining 42 km were completed by BC Hydro. Tunnel construction is nearing completion. The second phase of the power line awarded to Aerial Contractors. Power house is complete. Turbines are in place and are being installed.

Status: Completed — Start: Early 2001
Est. Cost ($ million): 35 — Finish: Fall 2002
First Entry: Dec 1997 — Last Update: Sep 2002

Cariboo Development Region

Updated October 18, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2000) : 1.5
Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.651	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.8	28.9	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.7	36.0	11.6	173.2	61.6	0.439	0.104	0.542	1996
2001	9.4	34.0	18.3	52.5	41.3	13.3	168.8	63.6	0.387	0.118	0.505	2001
2006	8.2	29.2	17.7	49.0	48.4	16.3	168.8	68.8	0.325	0.142	0.467	2006
2011	8.7	25.6	17.3	49.7	53.2	20.3	174.9	75.9	0.285	0.169	0.454	2011
2016	9.2	24.0	15.8	52.1	53.9	26.1	181.1	82.0	0.272	0.214	0.487	2016
2021	9.1	25.0	13.2	54.3	52.4	32.3	186.2	85.6	0.284	0.269	0.553	2021
2026	8.5	25.7	12.8	52.6	51.7	38.2	189.5	88.0	0.292	0.327	0.618	2026
2031	7.9	25.1	13.7	49.1	52.8	42.4	191.0	90.0	0.286	0.366	0.652	2031

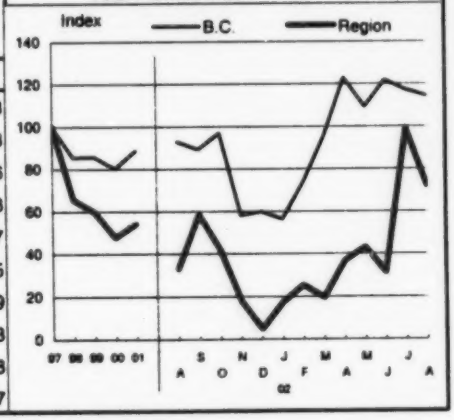
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

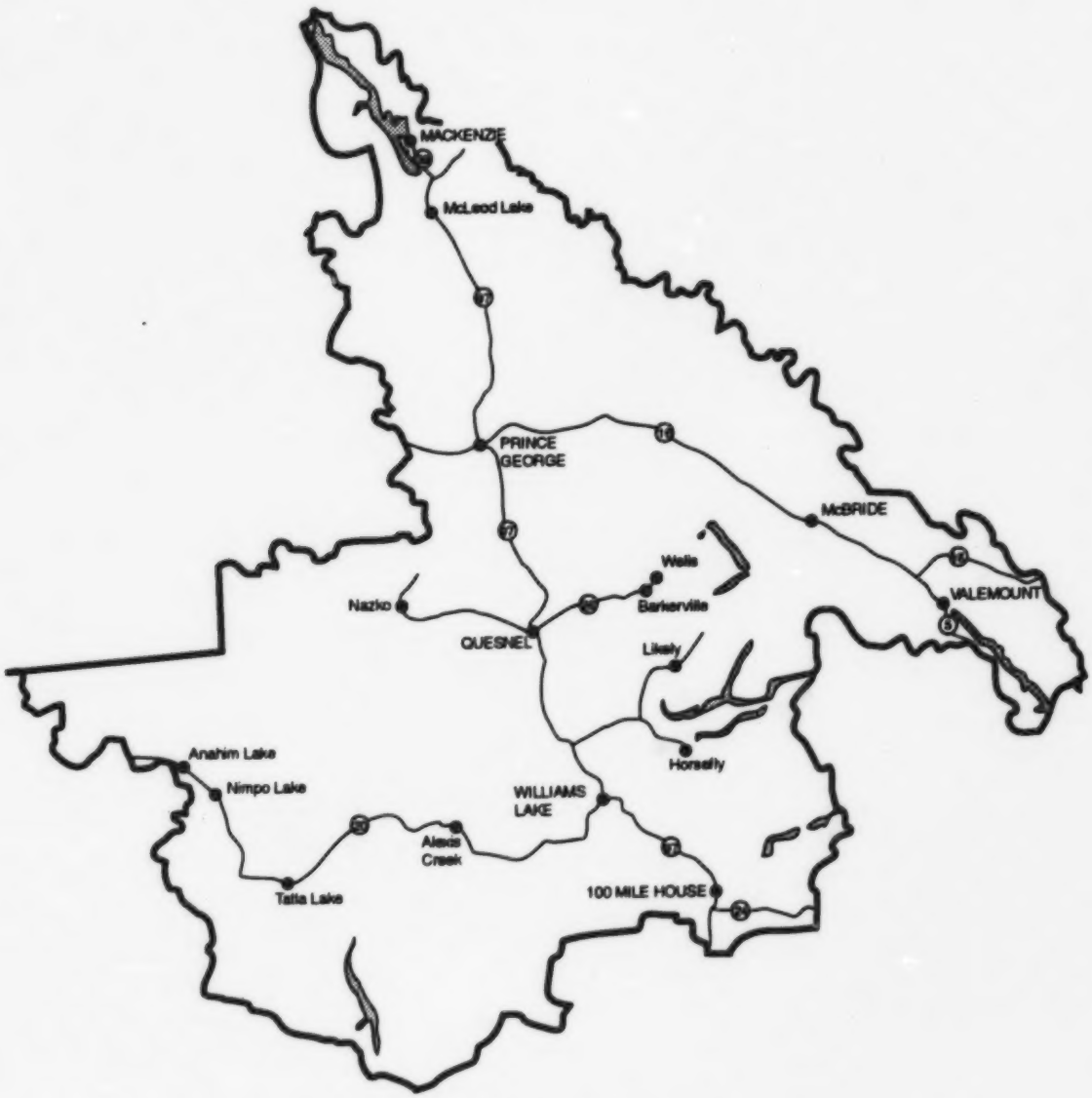
Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	238.0	101.2	18.7	27.3	55.1	136.8	1,333
1995	207.9	87.4	27.3	39.7	20.5	120.5	1,113
1996	204.8	62.5	20.9	28.3	13.4	142.2	1,356
1997	212.7	95.1	8.1	65.3	21.7	117.6	1,068
1998	139.6	52.0	9.3	24.9	17.8	87.6	787
1999	127.2	62.5	12.1	17.5	32.8	64.8	485
2000	101.5	59.8	7.5	22.3	29.9	41.7	259
2001	115.2	81.2	4.0	21.3	55.9	34.1	183
YTD Aug '01	93.3	69.3	3.0	16.7	49.6	24.1	118
YTD Aug '02	61.0	32.5	6.3	20.0	6.2	28.6	167

Total Permits Index 1997=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Cariboo Development Region



Population of Municipalities

		1998 Estimate	1999 Estimate	2000 Estimate	2001 Estimate
Cariboo		**179,127**	**179,395**	**180,342**	**180,563**
Prince George	C	80,687	80,822	81,262	81,506
Williams Lake	C *	11,261	11,913	12,092	12,124
Quesnel	C *	8,971	10,586	10,786	10,920
Mackenzie	DM	6,281	6,248	6,270	6,177
100 Mile House	DM	2,072	2,045	2,039	1,994
Valemount	VL	1,393	1,361	1,355	1,350
McBride	VL	773	757	769	773
Wells	DM *	272	258	265	266

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

[redacted]

Stump Lake Guest Ranch Resort, Stump Lake Cattle Co.
Proposed guest ranch including a $9 million grand lodge and other resort facilities at the existing Stump Lake Ranch.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 20 — Finish: Summer 2006
First Entry: Jun 2002 — Last Update: Jun 2002

[redacted]

Canoe Mountain Hot Springs Resort, Terra Nova Mortgage/ Village of Valemount Ph: (604) 688-0225
Development of hot springs resort to include hotel, spa and conference facilities. Development around the hot springs on 100 hectares of Crown Land being considered. An application for a preliminary agreement has been submitted to BC Lands. This development will follow 12 months after the start of the Canoe Mountain Resort development in 2003.

Status: Proposed — Start: 2004
Est. Cost ($ million): 30 — Finish: 2006
First Entry: Mar 2000 — Last Update: Jun 2002

Valemount

Canoe Mountain Resort Developments, Sunrise International
Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Public information meetings held. Development to be undertaken in four phases and completed over 12 to 20 years, depending on market. Phase 1 would include the gondola, a hotel and a nine-hole golf course and would be complete in three to five years. Site is not rezoned. Project has gone through changes made to the OCP. Master Plan expected to be submitted to provincial government by the end of 2002.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 100 — Finish: 2020
First Entry: Mar 2000 — Last Update: Jun 2002

Wells

Cariboo Gold Project, International Wayside Gold Mines Ltd.
Ph: (604) 669-6463
Proposed 3000-ton/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. In stage one of Environmental Assessment Act process as of spring 2000. Would employ 150 full-time personnel for 10 years. Environmental Assessment currently on hold. May re-enter Environmental Assessment process in late summer 2002.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 60 — Finish: Summer 2006
First Entry: Mar 1999 — Last Update: Jun 2002

STATUS: ON HOLD

[redacted]

UNBC Research & Development Park, University of Northern BC
Ph: (250) 960-5555
Proposed high tech multi purpose development at the University of Northern BC. Project is four 3-storey buildings (approx 200,000sq ft) of office and research space to be developed in four phases. Phase 1 : 40,000 sq ft plans are nearly complete. The first of four buildings is 50% leased and must be 75% preleased before construction would start. Project on hold due to funding cutbacks by government.

Status: On hold — Start: Spring 2002
Est. Cost ($ million): 15 — Finish: Late 2004
First Entry: Sep 2001 — Last Update: Jun 2002

Prince George

Prince George Airport Plaza, Airport Plaza Ltd. Ph: (250) 371-1762
Commercial development on a 18-ha site near the airport includes a travel centre (motel, restaurants, card lock and truck wash). Other phases include a hotel and big box retailers. Construction engineers: L&M Engineering (Prince George). 4th reading of zoning bylaw has not occurred. Preliminary site plan is complete. Cost/share and amenity (water main) agreements to be negotiated. Project has been cancelled.

Status: On hold — Start: ?
Est. Cost ($ million): 50 — Finish: ?
First Entry: Jun 1999 — Last Update: Jun 2002

Prince George

Pacific Western Brewery Bottled Water Plant,
Pacific Western Brewery Ph: (250) 562-2424
Proposed 6,500-sq m water-bottling plant using spring-water from an aquifer meeting highest ISO specifications. In addition, plant will manufacture its own plastic product-containers. 65 persons will be employed when plant is complete. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Mar 1998 — Last Update: Sep 2002

Williams Lake

Prosperity Gold/Copper Project, Taseko Mines Ltd.
Ph: (250) 684-6365
Proposed development of a large deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 and milling 66,000 tonnes per day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study by Kilborn Engineering Pacific Ltd. Proponent is preparing Project Report under the BC Environmental Assessment Act. In negotiations with DFO regarding loss of fish habitat at Fish Lake. Project on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 900 — Finish: ?
First Entry: Dec 1997 — Last Update: Jun 2002

STATUS: CONSTRUCTION STARTED

[redacted]

Westgate Commercial Centre, First Professional Management Inc
Ph: (250) 562-1977 (L&M Engineering)
New regional commercial centre on 50 acre site west of Prince George on Hwy 16. The 500,000 sq ft development would include a major shopping centre building, a strip mall, big box grocery store, home improvement store, free standing pads for restaurants, banks and office spaces with construction expected to start Summer 2002. Wal-Mart (Building A) is a 1-storey 100,000-sq ft retail store with McDonald's restaurant is under construction and is expected to be completed in Nov 2002 at a cost of approx $20 million. Project Engineer: L&M Engineering. In design stage. City approved changes to the Official Community Plan to allow the development.

Status: Construction started — Start: Mar 2002
Est. Cost ($ million): 70 — Finish: Late 2002
First Entry: Dec 1998 — Last Update: Jun 2002

[redacted]

Prince George Regional Hospital Development,
Prince George Regional Hospital Ph: (250) 565-2840
Development of approximately 100, 000 sq m to include 4 storey tower to house 108 medical & surgical beds, 10 bed intensive care unit & new main entrance. Also renovations to accommodate a 10 bed geriatric assessment & treatment centre, surgical day-care unit, and expanded areas for ambulatory-care and emergency department. Development may be in 4 phases, phase 1 to include a new patient tower, ambulatory care space, and redevelopment of emergency and critical care areas. Phase 1 is under construction. Further phases to proceed after completion of phase 1. Construction management contractor: Vanbots Construction Inc.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 50 — Finish: May 2004
First Entry: Dec 1997 — Last Update: Sep 2002

STATUS: COMPLETED

[redacted]

UNBC New Laboratory & Agora Extension, University of Northern BC
Ph: (250) 960-5555
Construction of a new laboratory, offices and renovations to the existing lab building. The new building is a 4-storey (5,900 sq metre) structure. General Contractor is Wayne Watson Construction Ltd.

Status: Completed — Start: Summer 2001
Est. Cost ($ million): 16 — Finish: Summer 2002
First Entry: Sep 2001 — Last Update: Sep 2002

North Coast Development Region

Updated October 18, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2000) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							Households (,000)	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages		Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.0	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.3	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.067	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.4	24.6	13.6	4.1	71.3	24.4	0.474	0.091	0.564	1996
2001	4.1	14.3	7.0	21.2	14.4	4.6	65.6	23.2	0.431	0.108	0.538	2001
2006	4.0	12.5	6.6	20.1	16.5	5.0	64.6	24.2	0.382	0.116	0.499	2006
2011	3.9	11.3	6.9	19.5	19.1	6.5	67.1	26.8	0.333	0.142	0.475	2011
2016	3.8	10.3	6.6	19.3	20.5	8.5	69.2	29.2	0.305	0.183	0.488	2016
2021	3.7	10.2	5.5	19.5	20.7	10.9	70.6	30.5	0.305	0.238	0.542	2021
2026	3.6	10.0	5.4	19.0	20.1	13.3	71.4	31.5	0.305	0.300	0.605	2026
2031	3.4	9.7	5.3	18.2	19.4	15.6	71.6	32.0	0.305	0.364	0.669	2031

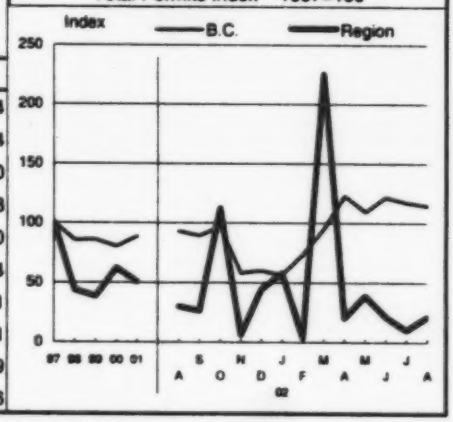
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

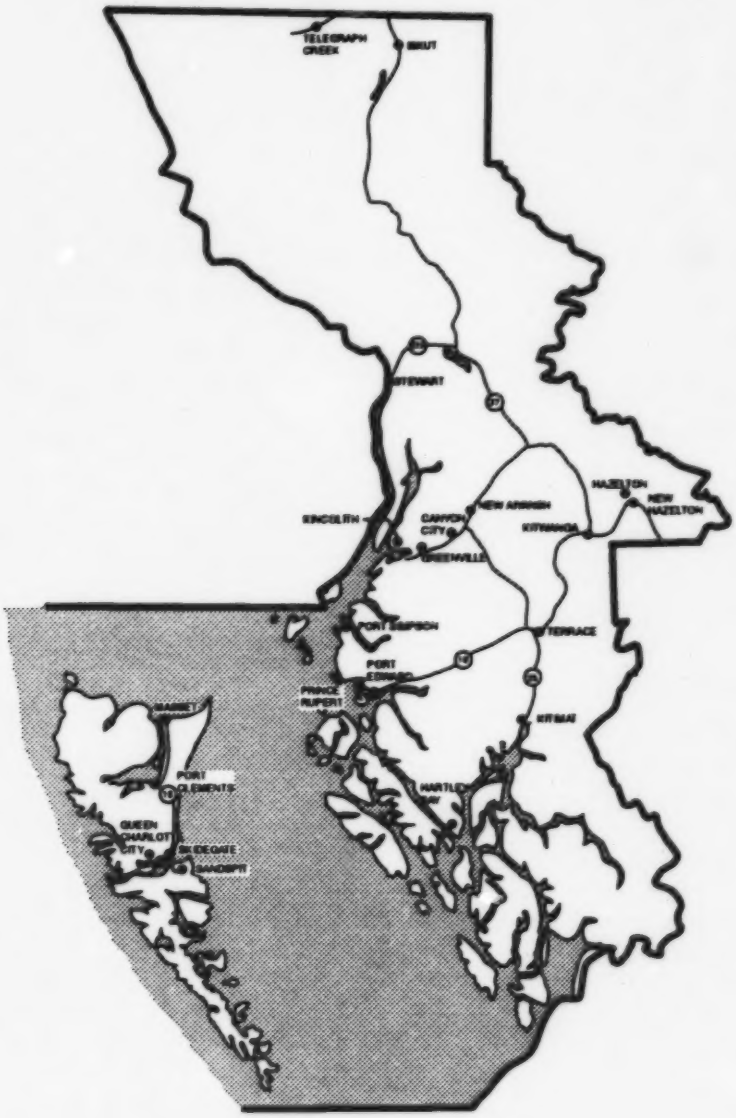
Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'men		Units
	<-- $ Millions -->						
1994	47.6	24.8	9.3	6.4	9.1	22.8	174
1995	41.4	16.2	3.9	10.2	2.1	25.2	174
1996	49.4	20.5	7.3	10.7	2.5	28.9	210
1997	55.6	32.9	16.9	12.3	1.7	22.7	148
1998	24.4	12.1	5.3	4.6	2.3	12.3	60
1999	21.5	12.2	3.9	4.7	3.6	9.2	44
2000	34.7	26.6	0.6	4.7	21.3	8.1	31
2001	28.1	23.4	3.0	6.5	13.9	4.7	11
YTD Aug '01	19.4	15.3	1.4	5.1	8.8	4.0	9
YTD Aug '02	16.6	15.8	0.3	4.9	10.6	2.8	6

Total Permits Index 1997=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

North Coast Development Region



Population of Municipalities

		1998 Estimate	1999 Estimate	2000 Estimate	2001 Estimate
North Coast		**71,834**	**72,067**	**72,296**	**72,544**
Prince Rupert	C	17,140	16,981	17,014	16,924
Terrace	C	13,769	13,832	13,859	13,875
Kitimat	DM	11,676	11,669	11,524	11,538
Masset	VL	1,066	1,211	1,265	1,268
New Hazelton	DM	850	836	865	852
Port Edward	DM	777	771	760	742
Stewart	DM	735	702	699	696
Port Clements	VL	604	573	566	595
Hazelton	VL	369	366	359	356

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

[redacted]

Nai-Kun Wind Power Project, Haida Gwaii
Proposed 700 MW wind power project on the Queen Charlotte Islands. In early planning stages.

Status: Proposed — Start: ?
Est. Cost ($ million): 1000 — Finish: ?
First Entry: Jun 2002 — Last Update: Jun 2002

[redacted]

Qay'linagaay Heritage Centre, Skidegate Band Council
Ph: (250) 559-4496
Proposed development of four structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant. Federal Funding as been approved. Design work has commenced.

Status: Proposed — Start: Early 2003
Est. Cost ($ million): 25 — Finish: Late 2004
First Entry: Dec 2001 — Last Update: Jun 2002

[redacted]

Tsimshian Access Project, Prince Rupert City Ph: (250) 627-0931
Proposed construction of bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees are expected to recover partial costs of the project. Memorandum of understanding to be completed by provincial and federal governments, the city of Prince Rupert and two native bands. Then phased approach to route selection and design will occur. In the development and planning stages .Business plan to be completed Fall 2002.

Status: Proposed — Start: 2003
Est. Cost ($ million): 130 — Finish: 2005
First Entry: Sep 1998 — Last Update: Sep 2002

[redacted]

BC Iron and SteelWorks, Pacific Iron & Steel Products Ltd.
Ph: (604) 682-6199
Proposed plant for production output of 1.5 million tonnes per year of steel slabs for export to Asian and U.S markets. Approximately 1000 construction jobs are anticipated and 350 direct jobs when the plant is in production. Currently in business planning and financing stages. A decision on whether project will proceed is expected by October 2002.

Status: Proposed — Start: Fall 2002
Est. Cost ($ million): 750 — Finish: Fall 2004
First Entry: Mar 1998 — Last Update: Sep 2002

[redacted]

Forrest Kerr Water Power Project, Coast Mountain Power
Ph: (604) 929-3961
Proposed 80-megawatt run-of-river electricity generation project on the Iskut River. Submitted for review under the BC Environmental Assessment Act in June 2002. Public review period completed end of Sep 2002.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 120 — Finish: Spring 2004
First Entry: Sep 2001 — Last Update: Sep 2002

STATUS: ON HOLD

[redacted]

Red Chris Copper Project, American Bullion Ph: (604) 684-1704
Proposed mine containing reserves of 263 million tonnes of copper and gold. American Bullion seeking sale of the property. Current mill design will process 8,000 tonnes/day to expand to 24,000 tonnes/day.. Concentrate to be shipped to smelter in the Pacific Rim via Stewart. Camp for 250-300 persons to be located onsite. Estimated 300 construction jobs. Project application was reviewed under the Environmental Assessment process; awaiting Project Report from proponent. Reassessing size of project.

Status: On hold — Start: ?
Est. Cost ($ million): 300 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2002

[redacted]

Dredging Project - Hydroelectric Improvements,
Alcan Ph: (250) 639-8000
Proposal to dredge the Tahtsa Reach Narrows in a 3.3 km channel to increase hydroelectric generating capacity from the Nechako reservoir. Public information sessions held and government approvals applied for. Project is on hold. Alcan is doing an internal company review to determine if they want to proceed in 2003.

Status: On hold — Start: Spring 2003
Est. Cost ($ million): 35 — Finish:
First Entry: Jun 2001 — Last Update: Sep 2002

[redacted]

Sulphur Export Terminal, Sulphur Corp. of Canada Ph: (250) 627-7668
Sulphur export terminal projected to ship up to one million tonnes per year, mostly to Asian and Pacific Rim customers. The terminal will use existing berthing facilities and shiploaders at Ridley Terminals Inc. Sulphur to be shipped in both molten state and in formed format. Phase 2: 70,000-sq ft to facilitate transfer of formed sulphur to storage tanks is currently on hold.

Status: On hold — Start: Fall 2003
Est. Cost ($ million): 20 — Finish: 2004
First Entry: Dec 1998 — Last Update: Sep 2002

[redacted]

Bronson Slope Copper/Gold/Silver/Molybdenum Mine,
China Ventures Inc. Ph: (604) 683-6865
Proposed copper, gold, silver and molybdenum mine in the Iskut Valley north of Stewart. Estimated 250 construction jobs and 115 operating jobs for 14 years based on mineable reserves of 224 million tonnes. Project includes construction of a 12,000 tonne per day mill facility to process ore, access roads, rock and tailings facilities and camp facilities. Review under the Environmental Assessment Act - awaiting project report. Project on hold until mineral prices increase.

Status: On hold — Start: ?
Est. Cost ($ million): 130 — Finish: ?
First Entry: Dec 1997 — Last Update: Jun 2002

[redacted]

Isk Wollastonite Mine, Whitegold Resources
Proposed surface wollastonite mine 120 km. north of Stewart. Project currently on-hold.

Status: On hold — Start: ?
Est. Cost ($ million): 15 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2002

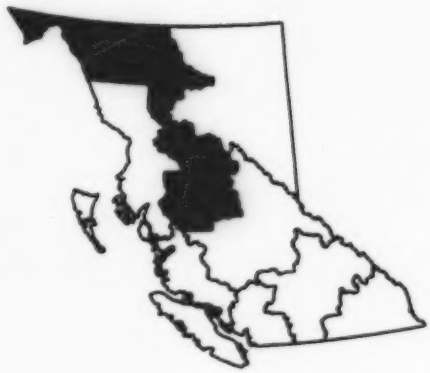
STATUS: CONSTRUCTION STARTED

Nisga'a Highway Improvements, BC Ministry of Transportation & Highways Ph: (250) 615-3120 (Project Office)
Reconstruction and paving of 92 km of the Nisga'a Highway from Sand Lake located 63 km north of Terrace to Greenville to New Aiyansh and Nass Camp. The highway will be upgraded from gravel to two lanes. The project will be done in seven phases. Phase 1: Sand Lake to the south end of Lava Lake (approx.5 km) completed. Phase 2: south to north end of Lava Lake (approx.10.7 km) construction by Emil Anderson Contracting has commenced and will continue until March 2003. Phase3: Lava Beds (approx. 32 km) is undergoing design, engineering and environmental approvals. Phase 4: W.D. McKay Bridge to Zaulzap Creek (approx.22.5 km) design and engineering approved as well as environmental approvals . Phase 5: W.D. McKay Bridge to Greenville (approx. 10.8 km) construction start late 2001. Phase 6: Lava Beds to Nass Camp (approx.11 km) design and engineering has commenced with completion slated for June 2002. Phase 7: Nass Bridges which is two new structures. The project is part of the Nisga'a Treaty agreement.

Status: Construction started
Est. Cost ($ million): 52
First Entry: Dec 1998
Start: Summer 1999
Finish: Summer 2005
Last Update: Jun 2002

Nechako Development Region

Updated October 18, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2000) : 0.3
Economic Base : Mining, forestry and agriculture.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.9	1.3	35.0	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.5	1.6	41.4	12.5	0.613	0.066	0.678	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.8	10.2	4.6	14.9	8.4	3.0	44.8	15.4	0.499	0.109	0.608	1996
2001	3.0	9.4	4.9	13.7	9.9	3.3	44.2	15.6	0.438	0.117	0.555	2001
2006	2.9	8.5	4.4	12.6	11.3	3.8	43.6	16.3	0.403	0.136	0.539	2006
2011	2.9	7.9	4.2	12.7	12.9	4.7	45.4	17.9	0.362	0.158	0.520	2011
2016	2.8	7.7	4.1	12.7	13.6	6.0	46.9	19.2	0.347	0.196	0.543	2016
2021	2.7	7.8	3.9	12.9	13.6	7.6	48.6	20.2	0.344	0.251	0.595	2021
2026	2.7	7.6	4.1	12.7	13.6	9.4	50.1	21.2	0.338	0.309	0.647	2026
2031	2.6	7.4	4.1	12.5	13.6	10.9	51.2	22.1	0.331	0.360	0.691	2031

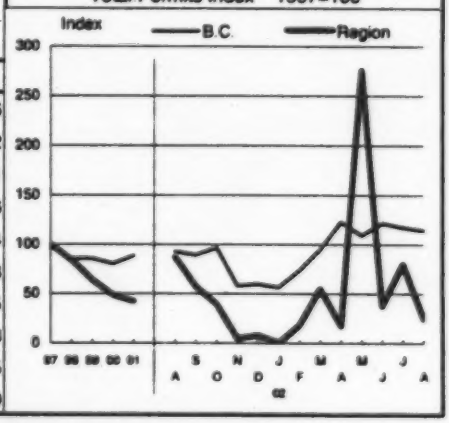
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

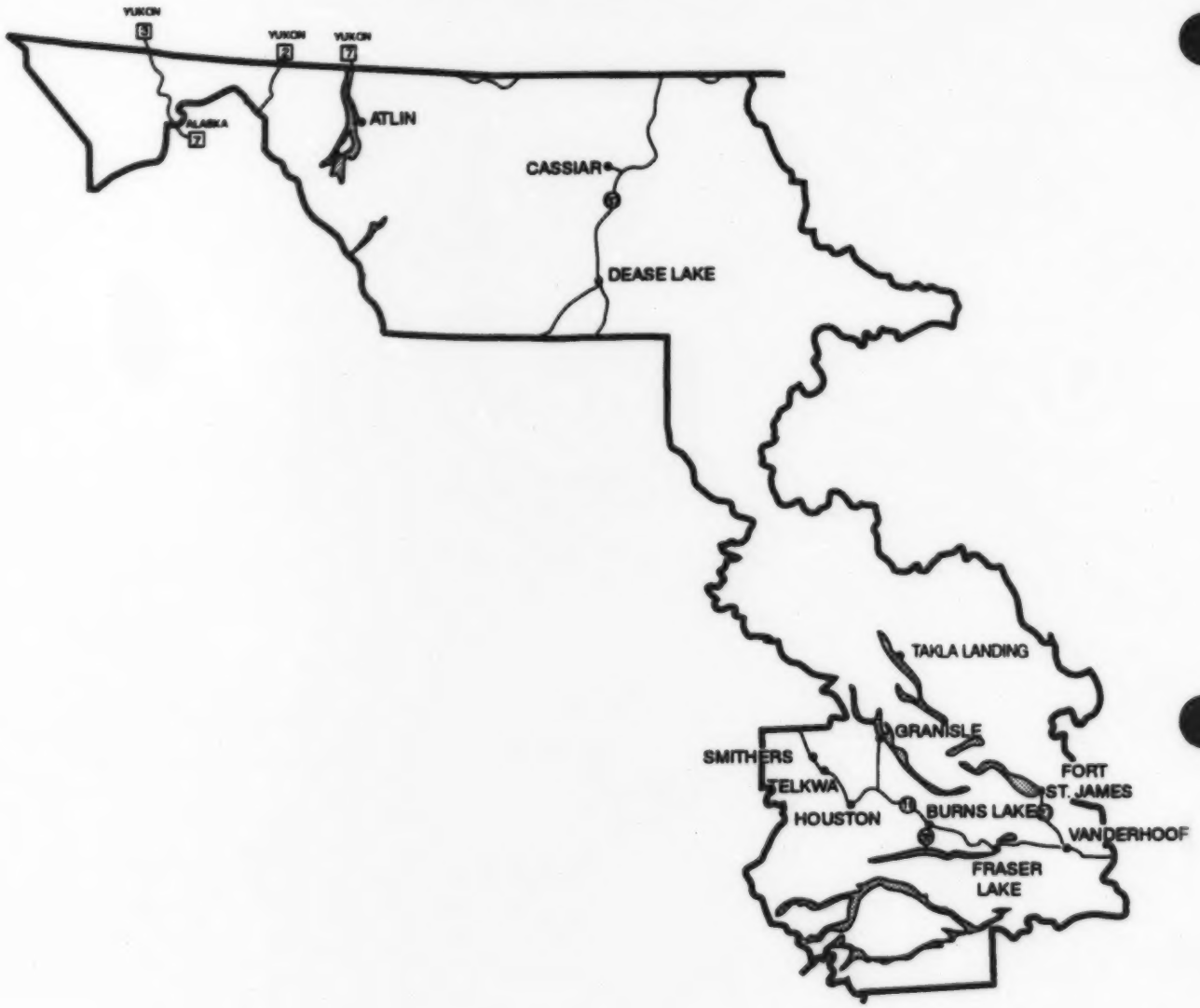
Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'mental		Units
	<-- $ Millions -->						
1994	29.8	8.2	1.1	5.2	1.9	21.6	196
1995	36.8	15.2	2.6	6.3	6.4	21.6	212
1996	31.0	7.5	1.1	5.3	1.0	23.6	241
1997	41.3	14.2	2.6	8.0	3.7	27.1	236
1998	34.7	15.4	3.2	6.5	5.6	19.3	184
1999	26.4	13.9	1.8	8.5	3.6	12.5	108
2000	20.1	10.2	1.9	5.4	3.0	9.8	75
2001	17.6	10.4	0.9	5.3	4.2	7.2	63
YTD Aug '01	13.8	8.6	0.9	4.3	3.5	5.2	45
YTD Aug '02	17.5	13.3	1.8	2.0	9.5	4.3	29

Total Permits Index 1997=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Nechako Development Region



Population of Municipalities

		1998 Estimate	1999 Estimate	2000 Estimate	2001 Estimate
Nechako		**46,434**	**46,631**	**47,027**	**47,108**
Smithers	T	6,053	6,067	6,134	6,145
Vanderhoof	DM	4,721	4,776	4,826	4,862
Houston	DM	4,324	4,230	4,202	4,173
Fort St. James	DM	2,115	2,110	2,128	2,095
Burns Lake	VL	1,884	1,888	1,891	1,895
Telkwa	VL*	1,401	1,417	1,416	1,426
Fraser Lake	VL	1,328	1,282	1,327	1,308
Granisle	VL	459	456	432	419

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

[redacted]

Tulsequah Chief Mine, Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs on a fly-in, fly-out basis during operation. Production of 2,250 tonnes per day with reserves sufficient for 9 years. Provincial Environmental Assessment Act approvals received and the Special Use permit to build the access road was approved. Project was the subject of court proceedings and as a result, further consultations with First Nations is ongoing.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1997
Start: 2004
Finish: 2006
Last Update: Sep 2002

[redacted]

Silvertip Silver/Lead/Zinc Mine, Imperial Metals Corp.
Ph: (604) 669-8959
Proposed re-opening of Midway mine located southwest of Watson Lake YT, 25 km south of YT border. Mill and facilities to process 740,000 tonnes of open pit mined ore. 1.8 million tonnes will be mined by underground methods. Reserves of 2.57 million tonnes, 325 g/tonne silver, 0.63 g/tonne gold, 6.4% lead and 8.6% zinc. Submitted Environmental Assessment Application - awaiting project report. Still at exploratory stage. Reviewing financing requirements.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 1998
Start: ?
Finish: ?
Last Update: Jun 2002

[redacted]

Pleasant Valley Power Plant Wood Residue Electricity, Canadian Forest Products/EPCOR Power Generation Ph: (250) 962-3582
45 MW wood residue cogeneration facility in a joint venture, to use 300,000 bone dry tonnes of wood residue per year. Three structures of 100,000-sq ft will also be built. Detailed design to commence after power sale agreement is reached. Wood residue contracts secured. Currently involved in bidding process for power contract with BC Hydro.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Mar 2000
Start: May 2003
Finish: Spring 2004
Last Update: Sep 2002

STATUS: ON HOLD

[redacted]

Magnesium Metal Project, Cassiar Mines & Metals Inc.
Ph: (416) 204-1455
Proposed development of a magnesium metal development project to recover up to 200 million pounds of magnesium a year from tailings at the former Cassiar asbestos mine, for use in the auto, aircraft and canning industries. Aluminum of Korea Ltd. is a major investor in the project, to secure a supply of magnesium. A magnesium processing plant would be located in one of the communities in the region. Expected 2500 construction jobs and 600 operating jobs. The company is currently actively mining asbestos from tailings but magnesium production remains at pre-feasibility stage due to lack of power grid. Project currently on hold indefinitely due to a fire at mill. The mill will be rebuilt before this project will proceed. No dates as to when rebuilding of the mill will begin.

Status: On hold
Est. Cost ($ million): 600
First Entry: Sep 1999
Start: ?
Finish: ?
Last Update: Jun 2002

Northeast Development Region

Updated October 18, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2000) : 0.4
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

Selected Demographic Characteristics

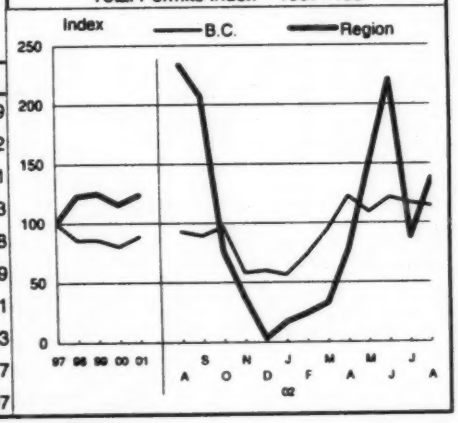
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	4.5	13.9	6.2	12.8	6.6	2.1	46.0	12.9	0.719	0.081	0.799	1976
1981	5.7	14.0	9.6	17.7	7.8	2.4	57.1	17.8	0.560	0.069	0.628	1981
1986	6.0	13.5	7.6	20.4	8.9	2.8	59.2	20.1	0.528	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.507	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	65.0	22.6	0.486	0.097	0.583	1996
2001	4.5	14.0	6.8	21.3	12.6	4.5	63.7	22.1	0.456	0.111	0.567	2001
2006	4.0	13.3	6.7	20.5	15.7	5.2	65.5	24.1	0.404	0.122	0.526	2006
2011	4.0	12.0	7.0	19.9	18.8	6.4	68.2	26.5	0.350	0.141	0.491	2011
2016	4.1	10.8	7.2	19.7	20.7	8.1	70.6	29.3	0.312	0.171	0.483	2016
2021	4.2	10.8	6.2	21.1	21.0	10.4	73.7	31.4	0.312	0.216	0.527	2021
2026	4.1	11.1	5.8	21.4	20.5	13.1	76.0	32.8	0.319	0.276	0.595	2026
2031	3.9	11.2	5.9	21.1	20.0	15.7	77.7	34.0	0.322	0.334	0.656	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	41.8	20.6	2.1	8.0	10.5	21.2	169
1995	44.1	20.4	2.5	11.7	6.1	23.7	182
1996	41.7	22.2	2.7	17.0	2.5	19.5	131
1997	47.7	20.4	0.3	19.3	0.8	27.3	233
1998	58.7	26.8	2.5	22.5	1.8	31.9	308
1999	59.8	31.0	5.0	22.6	3.4	28.8	329
2000	55.2	27.5	3.3	20.7	3.5	27.8	241
2001	59.1	34.2	1.7	16.1	16.4	24.8	223
YTD Aug '01	46.2	28.4	0.9	11.9	15.6	17.8	147
YTD Aug '02	29.9	14.5	2.7	10.5	1.3	15.4	97



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Northeast Development Region

Population of Municipalities

		1998 Estimate	1999 Estimate	2000 Estimate	2001 Estimate
Northeast		**66,498**	**66,840**	**66,762**	**67,434**
Fort St. John	C	16,272	16,443	16,829	17,129
Dawson Creek	C	11,779	11,809	11,706	11,789
Fort Nelson	T	4,773	4,776	4,728	4,814
Chetwynd	DM	2,947	3,057	3,003	2,930
Tumbler Ridge	DM	3,464	2,857	2,330	2,326
Taylor	DM	1,132	1,210	1,258	1,276
Hudson's Hope	DM	1,146	1,152	1,134	1,155
Pouce Coupe	VL	945	928	911	930

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Chetwynd

Brazion Coal Mine, Western Canada Coal Corp
Ph: (250) 401-4100 (District of Chetwynd)
A feasibility study is underway of the Brazion coal project southwest of Chetwynd. The potential production is 3 million tonnes of coking coal. Project will be developed in stages. Production expected to start in early 2005. This project would create up to 200 permanent jobs and is simultaneously being examined with the Wolverine project near Tumbler Ridge (see separate entry). Burnt River which is a component of the Brazion group of projects is expected to start late 2003. No dates for remaining projects in the Brazion group.

Status: Proposed — Start: Late 2003
Est. Cost ($ million): ? — Finish: Early 2006
First Entry: Jun 2001 — Last Update: Jun 2002

Chetwynd region

Willow Creek Coal Project, Globaltex Coal Corporation/ Mitsui Matsushima Co/BC Rail Ph: (250) 561-5610
Proposed 900,000-tonnes per year thermal and semi-hard coking coal mine 45 km west of Chetwynd. Operating employment to be 50-70 persons. Initial production of 900,000 tonnes/yr. of coking and steam coal. Large sample testing has taken place. Mine is expected to operate for 15 years. As market conditions have improved the project will proceed when financing is secured.

Status: Proposed — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2002

Prince George

Ethanol Plant, First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. Application for Official Community Plan change has been submitted.

Status: Proposed — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Mar 2002 — Last Update: Sep 2002

Tumbler Ridge

Grizzly Extension and Weejay Lateral Pipeline,
Duke Energy Ph: (604) 488-8000
Expansion of the Grizzly 406-millimetre (16-inch) transmission pipeline for 108.5 km (67 miles) between BC and Alberta and a short expansion of the Weejay lateral 273-mm (10-inch) pipe for 6.3 km (4 miles) to a tie-in point in BC on the Grizzly line. Application for approval has been submitted to the National Energy Board and the Canadian Environmental Assessment Act.

Status: Proposed — Start: Fall 2002
Est. Cost ($ million): 32 — Finish: Summer 2003
First Entry: Jun 2001 — Last Update: Sep 2002

Tumbler Ridge

Wolverine Coal Mine, Western Canada Coal Corp
Ph: (250) 242-4242 (District of Tumbler Ridge)
A feasibility study is underway of the Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge. The potential production is 1.5 - 2 million tonnes per year of coking coal with a wash plant and load-out facility. Expected to produce 250 permanent jobs. Production start expected in early 2004. Simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry).

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): ? — Finish: Summer
First Entry: Jun 2001 — Last Update: Jun 2002

STATUS: ON HOLD

Fort St. John

Oriented Strandboard Mill, Slocan/Louisiana-Pacific OSB (Panel) Corp
Ph: (604) 278-7311 (Slocan)
Joint venture OSB plant consisting of four structures of approx 600,000 sq ft with a capacity of 700 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs. Application approved under the BC Environmental Assessment Act. Environmental consultant: ENKON Environmental. Project on hold pending improvement in market conditions.

Status: On hold — Start: ?
Est. Cost ($ million): 200 — Finish: ?
First Entry: Jun 2000 — Last Update: Sep 2002

Taylor

Taylor Pipeline, TransCanada Pipelines Ventures Ltd. Partnership
Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 70 — Finish: ?
First Entry: Mar 1999 — Last Update: Mar 2002

STATUS: CONSTRUCTION STARTED

Fort Nelson

Fort Nelson Mainline Expansion, Duke Energy Ph: (604) 691-5714
Expansion of 4 km of 36" loop pipeline approximately 15 km north of Beryl Prairie to increase the pipeline capacity to 43 mcfd. Application for approval to National Energy Board was approved in late August 2002.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Nov 2002
First Entry: Jun 2002 — Last Update: Sep 2002

Fort St. John

Wal-Mart Store, Firstpro Shopping Centres Ph: 250 787-8150
(City of Fort St. John)
Development of a 7,560-square-metre retail store by Toronto-based Firstpro Shopping Centres.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Late 2002
First Entry: Jun 2002 — Last Update: Sep 2002

8. Northeast

STATUS: COMPLETED

Fort Nelson

Kwoen Gas Plant, Duke Energy Ph: (604) 691-5714
Redesign of existing natural gas processing plant to increase processing capacity. The Kwoen (pronounced "cone") Gas Plant is a pre-treatment facility that will remove a portion of the H2S and CO2from the incoming raw gas prior to further processing at the Pine River Gas Plant. This is associated with the Grizzly pipeline extension project (see separate entry).

Status: Completed
Est. Cost ($ million): 20
First Entry: Jun 2002

Start: Aug 2001
Finish: Jul 2002
Last Update: Sep 2002